

06/15/21 PC AGENDA SHEET

RIGHT-OF-WAY  
(TITLE 30)

DECATUR BLVD/FRIAS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-21-0093-COUNTY OF CLARK (AVIATION):**

**VACATE AND ABANDON** a portion of a right-of-way being Decatur Boulevard located between Frias Avenue and Rush Avenue within Enterprise (description on file). JJ/bb/jd (For possible action)

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RELATED INFORMATION:

**APN:**

177-30-401-017

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

The plan shows the vacation and abandonment of a 2,682 square foot portion of right-of-way located on the east side of Decatur Boulevard, between Frias Avenue to the north and Rush Avenue to the south. The portion of right-of-way to be vacated is 536 feet in length and 5 feet in width. This area will be used to accommodate a detached sidewalk and adjacent landscaping.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-1067-01	Water connection and minor subdivision map	Approved by PC	October 2001
VC-0491-00	Power substation	Approved by PC	May 2000

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Commercial General, Public Facilities & Residential High (from 8 to 18 du/ac)	C-2 & R-E	Electrical substation, commercial development & undeveloped
South	Commercial General	C-2 & R-E	Shopping center & mini-warehouse facility
East	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
West	Residential Suburban (up to 8 du/ac)	R-2	Single family residential

**Related Applications**

<b>Application Number</b>	<b>Request</b>
NZC-21-0199	A zone change to reclassify 16.5 acres with waivers of development standards and design reviews for a multiple family residential development is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

**Analysis****Public Works - Development Review**

Staff has no objection to the vacation of a portion of right-of-way for Decatur Boulevard to accommodate detached sidewalks.

**Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 21, 2021 at 9:00 a.m., unless otherwise announced.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:****Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

**Public Works - Development Review**

- Coordinate with Public Works - Design Division for the Decatur Boulevard improvement project;

- Dedicate any right-of-way and easements necessary for the Decatur Boulevard improvement project;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Building Department - Fire Prevention**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:** Enterprise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** LINDSAY BROWN

**CONTACT:** LINDSAY BROWN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135