

RIGHT-OF-WAY/EASEMENT  
(TITLE 30)

CACTUS AVE/AMIGO ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-21-0187-REGIONAL CACTUS, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Amigo Street and Aphrodite Street, and between Cactus Avenue and Mystic Cliffs Avenue, and a portion of a right-of-way being Cactus Avenue located between Amigo Street and Aphrodite Street, and a portion of a right-of-way being Amigo Street located between Cactus Avenue and Mystic Cliffs Avenue within Enterprise (description on file). MN/lm/jd (For possible action)

RELATED INFORMATION:

**APN:**

177-34-101-002

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

**BACKGROUND:**

**Project Description**

The plan depicts the vacation and abandonment of a 33 foot wide patent easement located along the south property line, a 5 foot wide portion of Cactus Avenue located along the north property line, and a 5 foot wide portion of Amigo Street located along the west property line. The applicant indicates that the easement is no longer necessary for access and the requested rights-of-way are to allow for the detached sidewalks.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-1852-98 (ET-0409-00)	First extension of time for a vacation and abandonment of easements and rights-of-way	Approved by BCC	December 2000
VS-1852-98 (WC-0410-00)	Waive the conditions of right-of-way dedication and obtaining Master Streets and Highway Plan update for a vacation and abandonment of easements and rights-of-way	Approved by BCC	December 2000
VS-1852-98 (WC-0183-00)	Waive the condition for a traffic study to be brought back to the Board for final approval for a vacation and abandonment of easements and rights-of-way	Approved by BCC	June 2000

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-1852-98	Vacated and abandoned easements and rights-of-way	Approved by BCC	January 1999

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
East & West	Commercial Neighborhood	C-1	Undeveloped

**Related Applications**

Application Number	Request
ZC-21-0186	A conforming zone change request to reclassify the project site from R-E to C-1 zoning for a retail complex with a convenience store and gasoline station 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 patent easements that are not necessary for site, drainage, or roadway development and right-of-way on Cactus Avenue and Amigo Street to accommodate detached sidewalks.

**Staff Recommendation**

Approval.

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**

- Applicant must provide reimbursement payment for the vacated right-of-way;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and 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:** MING SZE

**CONTACT:** BRUCE YU, 4358 MELROSE ABBEY PLACE, LAS VEGAS, NV 89141