

06/16/21 BCC AGENDA SHEET

EASEMENTS  
(TITLE 30)

BRUNER AVE/ENSWORTH ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-21-0192-I-15 BIG 4 REAL ESTATE, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Jonathan Drive (alignment) and Bruner Avenue, and between Ensworth Street (alignment) and I-15 within Enterprise (description on file). MN/jt/jd (For possible action)

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RELATED INFORMATION:

**APN:**

191-05-801-013; 191-05-801-014

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of government patent easements. On the northern parcel, the easements to be vacated include 33 foot wide easements along the north and south sides and 3 feet of the easement along the east side, adjacent to Ensworth Street. This will leave the 30 foot wide easement along the east property line for dedication for Ensworth Street.

On the southern parcel, the easements to be vacated include 33 feet along the north side and 3 feet along the east side, adjacent to Ensworth Street. Similar to the northern parcel, this will leave a 30 foot wide easement along the east property line for dedication for Ensworth Street. According to the applicant, the easements to be vacated are not needed for future roadways.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-20-0053	Reclassified the site to R-5 zoning for a multiple family residential development	Withdrawn	July 2020
VS-20-0149	Vacated and abandoned easements and right-of-way	Withdrawn	May 2020
UC-1132-94	Allowed two, 40 foot high, 672 square foot off-premises signs on the site	Approved by PC	September 1995

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Commercial Tourist	R-4	Undeveloped
South	Commercial Tourist	H-1	Multiple family residential
East	Commercial Tourist	R-4 & R-E	Undeveloped
West	Major Development Project (Southern Highlands) & Residential High (8 du/ac to 18 du/ac)	H-1 & R-3	I-15, multiple family residential, & undeveloped

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-21-0193	A zone change to reclassify the site to H-1 zoning 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 patent easements that are not necessary for site, drainage, or roadway development.

**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**

- Right-of-way dedication to include 35 feet to the back of curb for Bruner Avenue with a County-approved turnaround, 30 feet for Ensworth Street, and associated spandrel;
- 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 dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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

- No objection.

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

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** HOLDEN DEVELOPMENT COMPANY, LLC

**CONTACT:** KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR., STE 650, LAS VEGAS, NV 89135