

07/21/21 BCC AGENDA SHEET

EASEMENT
(TITLE 30)

NELLIS BLVD/GOODIN WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0272-KENSINGTON LAND LEASE COMMUNITY, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Nellis Boulevard and Lamont Street (alignment), and between Las Vegas Boulevard and Goodin Way within Sunrise Manor (description on file). MK/jgh/jd (For possible action)

RELATED INFORMATION:

APN:

140-08-504-006

LAND USE PLAN:

SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

The applicant indicates this request is for Kensington Mobile Home Park to vacate a permanent easement for pedestrian access. The walkway which would have occupied the subject access easement, as originally designed, was not built. The engineer who designed the walkway has since redesigned the subject area and because of those revisions, an access easement is no longer needed. The easements proposed to be vacated range in size from 71 square feet to 255 square feet.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0111-15 (ET-0050-17)	Extension of time for a waiver to reduce parking and redesign an existing manufactured home park	Approved by PC	June 2017
WS-0111-15	Waiver to reduce parking and redesign an existing manufactured home park	Approved by PC	April 2015
ZC-1083-00	Zone change initiated by the Board of County Commissioners to implement Title 30 to reclassify parcels zoned T-C to R-T zoning	Approved by BCC	September 2000
VC-1006-94	Permit an existing recreational vehicle to remain as a permanent residence where only mobile homes are permitted - expired	Approved by PC	August 1994

Prior Land Use Requests

Application Number	Request	Action	Date
VC-242-91	Maintained a recreational vehicle as a permanent residence in a 114 space mobile home park where only mobile homes are permitted - expired	Approved by PC	May 1991
VC-054-88	Allowed recreational vehicles (units smaller than 8 feet by 32 feet) as permanent residences in a 114 space mobile home park - expired	Approved by PC	May 1988

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D	Office/warehouse
South	Business and Design/Research Park	R-E	Manufactured home park
East	Nellis Air Force Base	P-F	Nellis Air Force Base
West	Business and Design/Research Park	R-T	Manufactured home park

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 pedestrian access easement that is 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

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KENSINGTON LAND LEASE COMMUNITY, LLC

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