

EASEMENTS
(TITLE 30)

UPDATE
DECATUR BLVD/SERENE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-21-0322-JCLH, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Hauck Street, and between Serene Avenue and Richmar Avenue within Enterprise (description on file). JJ/rk/jd (For possible action)

RELATED INFORMATION:

APN:
176-24-701-004; 176-24-701-035

LAND USE PLAN:
ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:
Project Description

The plans depict the vacation and abandonment of the following: 1) 30 foot to 33 foot wide patent easements; 2) a 10 foot wide portion of a BLM grant along Serene Avenue; and 3) a 5 foot wide utility and drainage easement along Decatur Boulevard. The applicant indicates these easements are no longer necessary for the proposed development or surrounding area as private and public streets will be constructed to provide access to the development.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-20-700058	Redesignate the land use category from CN (Residential Suburban) and RH (Residential High) for APN: 176-24-701-004	Withdrawn	

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac) & Office Professional	R-E & R-E (RNP-I)	Single family residential
South	Commercial Neighborhood	R-E	Single family residential & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Public Facilities	R-E (RNP-I)	Undeveloped
East	Business and Design/Research Park	R-E	Single family residential & undeveloped

Related Applications

Application Number	Request
NZC-21-0321	A nonconforming zone change to reclassify the site to RUD zoning for a single family attached townhome development with a use permit for a planned unit development is a companion item on this agenda.
TM-21-500102	A tentative map to subdivide the site into 225 single family residential lots on 14.7 acres 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 cannot support the portion of this vacation request for the patent easement on the Meranto Avenue alignment. Meranto Avenue exists from Edmond Street to Jones Boulevard, so this would be one of the last parcels to dedicate Meranto Avenue to connect Jones Boulevard to Decatur Boulevard and ensure the surrounding areas remain accessible. Staff can support the other portions of the vacation of patent easements and Bureau of Land Management (BLM) right-of-way grants.

Staff Recommendation

Approval of the vacation of the patent easements on APN 176-24-701-004 and the BLM right-of-way grants; denial of the vacation of the patent easement on APN 176-24-701-035. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 22, 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**

If approved:

- 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 55 feet to the back of curb for Decatur Boulevard, 35 feet to the back of curb for Serene Avenue, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the final map;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout or combination right turn lane/bus turnout on the west side of Decatur Boulevard, as close as practical to Serene Avenue including a passenger loading/shelter areas in accordance with RTC standards;
- 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 controls.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval (amend Public Works bullet #1 to 50 feet to the back of curb for Meranto Avenue).

APPROVALS: 1 card

PROTESTS: 13 cards, 1 letter

PLANNING COMMISSION ACTION: August 17, 2021 – HELD – To 09/07/21 – per the applicant.

APPLICANT: STRIVE ENGINEERING

CONTACT: STRIVE ENGINEERING, 8912 SPANISH RIDGE AVE, STE 200, LAS VEGAS, NV 89148