

RIGHT-OF-WAY & EASEMENTS  
(TITLE 30)

DECATUR BLVD/PYLE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-21-0572-COUNTY OF CLARK (AVIATION):**

**VACATE AND ABANDON** easements of interest to Clark County located between Decatur Boulevard and Cameron Street, and between Le Baron Avenue and Pyle Avenue; and a portion of a right-of-way being Decatur Boulevard located between Pyle Avenue and Le Baron Avenue; and a portion of right-of-way being Pyle Avenue located between Decatur Boulevard and Cameron Street within Enterprise (description on file). JJ/md/ja (For possible action)

RELATED INFORMATION:

**APN:**

177-30-201-004; 177-30-201-005; 177-30-204-006

**LAND USE PLAN:**

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

This application is a request to vacate and abandon portions of easements and rights-of-way. The first part of the request is to vacate 33 foot wide patent easements located at the north portion of the project site and a 3 foot wide patent easement located at the northeast portion of the site, adjacent to Ullom Drive. The second part of the request is to vacate 30 foot wide easements, located within the northern portion of the site, as acquired by Clark County in a resolution relative to acquisition of rights-of-way. The vacation of the easements is necessary to develop the project site. The third part of this request is to vacate a 5 foot wide portion of Decatur Boulevard and Pyle Avenue to accommodate the required detached sidewalks along each street.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
LUP-20-700109	Redesignate the land use category from Business and Design/Research Park to Residential Urban Center	Withdrawn by BCC	July 2020
LUP-20-700108	Redesignate the land use category from Business and Design/Research Park to Residential Urban Center	Withdrawn by BCC	July 2020
LUP-20-700107	Redesignate the land use category from Business and Design/Research Park to Residential Urban Center	Withdrawn by BCC	July 2020

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-E	Undeveloped
South	Residential High (8 to 18 du/ac)	RUD	Undeveloped
East	Business and Design/Research Park	RUD & C-2	Tavern & undeveloped
West	Office Professional & Residential Medium (3 to 14 du/ac)	R-2 & R-E	Single family residential development & undeveloped

The subject property and the surrounding area are located within the Public Facilities Needs Assessment (PFNA) area.

### Related Applications

Application Number	Request
NZC-21-0571	A nonconforming zone change to reclassify 9.6 acres from an R-E zone to an R-5 zone for a proposed multiple family 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 easements and right-of-way that are not necessary for site, drainage, or roadway development.

#### Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 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

- 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**

- If required by the Regional Transportation Commission, provide a standard bus turnout and shelter pad along Decatur Boulevard on the northeast corner of the intersection with Pyle Avenue;
- 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:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ROBERT FEIBLEMAN

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