

11/17/21 BCC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

LOS FELIZ ST/WASHINGTON AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-21-400160 (VS-19-0100)-PLEASANT VIEW PARTNERS, LLC:

VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Radwick Drive and Los Feliz Street, and between Monroe Avenue (alignment) and Washington Avenue and a portion of a right-of-way being Los Feliz Street located between Monroe Avenue (alignment) and Washington Avenue within Sunrise Manor (description on file). TS/bb/jo (For possible action)

RELATED INFORMATION:

APN:

140-26-211-001 through 140-26-211-005; 140-26-211-015 through 140-26-211-020

LAND USE PLAN:

SUNRISE MANOR - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

This application is to request an extension of time to vacate and abandon a portion of a public right-of-way being the driveway entrance located along Los Feliz Street approximately 690 feet north of Washington Avenue. The approved vacation also included a 15 foot wide pedestrian access easement that runs along the west side of Los Feliz Street and the north side of Washington Avenue. The easement and the right-of-way were granted and recorded, the project has since changed and is now in conflict with the current plans for development.

Previous Conditions of Approval

Listed below are the approved conditions for VS-19-0100:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that 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

- Comply with drainage study PW18-13605 or submit a new drainage study;
- Easements as required by Public Works shall be granted with a new subdivision map;

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

Applicant’s Justification

The County previously approved a special use permit, design review, waiver of development standards, and vacation of easements and right-of-way for the proposed assisted living and congregate care facility. The applicant has been working with various Clark County departments to submit the required studies and reviews for the property, including a traffic study, drainage study, structural review, and parcel map. Civil plans have been submitted and the grading permits for the site was issued.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400092 (UC-0480-17)	Second extension of time for a congregate care facility and assisted living facility, and for wall height and increased finished grade	Approved by BCC	July 2021
ET-20-400017 (UC-0480-17)	First extension of time for a congregate care facility and assisted living facility, and for wall height and increased finished grade	Approved by BCC	April 2020
VS-19-0100	Vacated and abandoned pedestrian easement and driveway easement	Approved by PC	March 2019
WS-18-0493	Increased wall height with a design review for increased finished grade	Approved by BCC	February 2019
UC-0480-17	Congregate care facility and assisted living facility, waivers to increase wall height, with design reviews for a congregate care facility, assisted living facility, and increased finished grade	Approved by BCC	February 2018
DR-0962-07	19 residential lots within hillside development	Approved by PC	September 2007
TM-0104-07	19 lot single family residential development	Approved by BCC	May 2007
WS-0060-05	Reduced lot area and private street width in conjunction with a proposed residential development	Approved by BCC	May 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Undeveloped
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West & North	Public Facilities	R-E	O’Callaghan Middle School, Las Vegas Valley Water District, Southern Nevada Water Authority water reservoir with tanks, & communication tower

Related Applications

Application Number	Request
ET-21-400159 (WS-18-0493)	An extension of time for wall height and increased finished grade 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**Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. A minor subdivision map was approved pending off-site improvements and sign-off. Soil analysis has preliminary approval for the property and a structural study has been completed. Bonding and minor subdivision approval are pending off-site improvements and a drainage study has been approved. The applicant has made some progress, being a grading permit has been issued. Staff can support the extension of time, and recommends that this application along with ET-21-400159 (WS-18-0493) have the same time limit that was approved with ET-21-400092 (UC-0480-17).

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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

- Until February 21, 2023 to record.
- 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 re-approval by the utility companies is required.

Public Works - Development Review

- Compliance with previous conditions.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTEST:

APPLICANT: PLEASANT VIEW PARTNERS, LLC

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