PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-0634-17 – BENATAR FAMILY TRUST:

VACATE AND ABANDON easements of interest to Clark County located between Maryland Parkway and Gray Cap Street and between Gary Avenue and Silverado Ranch Boulevard within Paradise (description on file). SS/tk/ja (For possible action)

RELATED INFORMATION:

APN:
177-23-401-003

LAND USE PLAN:
PARADISE – COMMERCIAL NEIGHBORHOOD AND RESIDENTIAL SUBURBAN

BACKGROUND:
Project Description
This application is a request to vacate and abandon 33 foot wide patent easements on the north and east sides of the subject property.

This vacation is requested because there is no receiving road to either the north or south of the subject property.

Surrounding Land Use

<table>
<thead>
<tr>
<th></th>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Residential Suburban</td>
<td>R-1</td>
<td>Single family residential</td>
</tr>
<tr>
<td>South</td>
<td>Commercial General</td>
<td>C-2</td>
<td>Developed commercial center</td>
</tr>
<tr>
<td>East</td>
<td>Commercial Neighborhood</td>
<td>RUD &amp; C-1</td>
<td>Single family residential &amp;</td>
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<td></td>
<td></td>
<td></td>
<td>developed commercial center</td>
</tr>
<tr>
<td>West</td>
<td>Commercial General</td>
<td>C-2</td>
<td>Developed commercial center</td>
</tr>
</tbody>
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Related Applications

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZC-0633-17</td>
<td>A zone change to reclassify from R-E zoning to C-1 zoning is a companion</td>
</tr>
<tr>
<td></td>
<td>item on this agenda.</td>
</tr>
</tbody>
</table>

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 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 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
- Drainage study and compliance with future development;
- Right-of-way dedication to include 24 feet to 30 feet for Gary Avenue, or as otherwise needed to match new improvements with existing improvements on the east and west sides of the project;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Current Planning Division – Addressing
- No comment.

Clark County Water Reclamation District (CCWRD)
- Applicant is advised that the Clark County Water Reclamation District (CCWRD) has existing or proposed assets within the area proposed to be vacated per VS-0634-17; that CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us along the Gary Avenue alignment be reserved; that it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; and that CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner.

TAB/CAC: Paradise – approval.
APPROVALS:
PROTESTS:
APPLICANT:  America First Federal Credit Union-Casey Shaw
CONTACT:  Anderson Wahlen & Associates, P.O. Box 16747, Salt Lake City, UT  84116