UPDATE

EASEMENTS & RIGHTS-OF-WAY BLUE DIAMOND RD/QUARTERHORSE LN
(TITLE 30)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-19-0220-NEMAN DAVID & LISA & NEMAN RAMIN & MICHELLE:

VACATE AND ABANDON easements of interest to Clark County located between Quarterhorse Lane and El Capitan Way, and between Blue Diamond Road and Meranto Avenue and a portion of a right-of-way being Quarterhorse Lane located between Blue Diamond Road and Meranto Avenue within Enterprise (description on file). JJ/jt/ja (For possible action)

RELATED INFORMATION:

APN:
176-20-201-011; 176-20-201-012

LAND USE PLAN:
ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:
Project Description
The plans depict the vacation and abandonment of government patent easements and a portion of right-of-way. On the western parcel, the plans depict the vacation and abandonment of 33 foot wide patent easements on the north, east, and south sides, and the vacation and abandonment of a 5 foot wide, 300 foot long portion of Quarterhorse Lane to accommodate a detached sidewalk. On the eastern parcel, the plans depict the vacation and abandonment of 33 foot wide government patent easements on the north, south, east, and west sides of the parcel. The vacation and abandonment of the government patent easements and portion of right-of-way are necessary for the companion application for a senior housing project.

Prior Land Use Requests

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZC-0622-08</td>
<td>Reclassified the western parcel to C-2 and a design review on both parcels for a motel with kitchens</td>
<td>Approved by BCC</td>
<td>September 2008</td>
</tr>
<tr>
<td>ZC-0841-03</td>
<td>Reclassified the eastern parcel to C-2 for future commercial use</td>
<td>Approved by BCC</td>
<td>July 2003</td>
</tr>
</tbody>
</table>

Surrounding Land Use*

<table>
<thead>
<tr>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Suburban (up to 8 du/ac)</td>
<td>H-2</td>
<td>Undeveloped</td>
</tr>
</tbody>
</table>
**Surrounding Land Use***

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<thead>
<tr>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>South</td>
<td>Residential Suburban (up to 8 du/ac)</td>
<td>R-2</td>
</tr>
<tr>
<td>East</td>
<td>Commercial General</td>
<td>C-2</td>
</tr>
<tr>
<td>West</td>
<td>Residential High (8 du/ac to 18 du/ac)</td>
<td>R-3</td>
</tr>
</tbody>
</table>

*The subject site and surrounding area are in the Public Facilities Needs Assessment (PFNA) area and the MUD-3 and MUD-4 Overlay Districts.

**Blue Diamond Road is directly to the north of the subject site.

**Related Applications**

<table>
<thead>
<tr>
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<th>Request</th>
</tr>
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<tbody>
<tr>
<td>NZC-19-0218</td>
<td>A nonconforming zone change to R-4 zoning for a senior housing development is a companion 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. Additionally, staff can support the vacation of right-of-way to accommodate detached sidewalks.

**Staff Recommendation**
Approval. This item has been forwarded to the Board of County Commissioners for final action.

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.

**PLANNING COMMISSION ACTION:** May 21, 2019 – APPROVED – Vote: Unanimous

**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**
- 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.

TAB/CAC: Enterprise - approval.
APPROVALS: 1 card
PROTESTS: 3 cards

APPLICANT: JANET GOYER
CONTACT: JANET GOYER, 6021 S. FORT APACHE ROAD #100, LAS VEGAS, NV 89148