

08/02/22 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

CAMERON ST/HARMON AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0348-SANCHEZ FAMILY TRUST & SANCHEZ MARGARET W TRS:

VACATE AND ABANDON easements of interest to Clark County located between Cameron Street and Arville Street, and between Nevso Drive and Harmon Avenue within Paradise (description on file). MN/nr/jo (For possible action)

RELATED INFORMATION:

APN:

162-19-202-002

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The plans show the vacation and abandonment of 33 foot wide patent easements on the north, west, east, and south sides of the site. The patent easements are no longer needed as part of the development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0580-07	Vacation of patent easements - expired	Approved by PC	July 2007
DR-1487-05	Office warehouse - expired	Approved by PC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Entertainment Mixed-Use	M-1	Mixed industrial uses
South	Public Use	M-1	Burk High School & CCSD bus depot

Related Applications

Application Number	Request
WS-22-0347	Office/warehouse building with elimination of parking lot landscaping 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 patent 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 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

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

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features; and that a cross-access agreement may be needed through the neighboring property.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: GENERAL DESIGN & CONSTRUCTION

CONTACT: GENERAL DESIGN & CONST CO INC, 5160 ROGERS ST, LAS VEGAS, NV
89118