

05/18/21 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

RUSSELL RD/EDMOND ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0148-EDMOND RUSSELL TRIANGLE, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Edmond Street and Decatur Boulevard and between Russell Road and Oquendo Road within Spring Valley (description on file). MN/sd/jd (For possible action)

RELATED INFORMATION:

APN:

163-36-501-034

LAND USE PLAN:

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

The site plan depicts a 15,063 square foot public drainage easement along the south property line of APN: 163-36-501-034. The applicant is requesting to vacate the public drainage easement and replace it with a storm drain reinforced concrete box that outlets at the existing Lower Flamingo Diversion Channel. The construction of the storm drainage system associated with this development will require a new drainage easement that will follow the new alignment. This easement was directed by the Public Works Department drainage study approval letter (PW20-18602).

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0214	Reclassified 5.1 acres from C-2 to M-D zoning, waivers for reduced throat depth, and design review for office/warehouse complex, and increased finished grade	Approved by BCC	June 2019
WS-0761-08	Waiver to increase retaining wall height - expired	Approved by PC	September 2008
ZC-0234-08	Reclassified 5.1 acres from M-D to C-2 zoning for a professional office complex	Approved by BCC	April 2008

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-2012-05	Reclassified 29 acres from R-E to M-1 zoning for an allowed shopping center	Approved by BCC	February 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Business and Design/Research Park	C-2	Undeveloped
South	Business and Design/Research Park	R-E	Undeveloped
West	Commercial Neighborhood & Office Professional	R-E	Undeveloped

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 a public drainage easement that is 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 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

- Drainage study and compliance;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;

- Revise legal description, if necessary, prior to recording.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: EDMOND RUSSELL TRIANGLE, LLC

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