

06/17/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0262-NV NAP 6, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Edmond Street and Decatur Boulevard and Warm Springs Road and Capovilla Avenue; a portion of a right-of-way being Edmond Street located between Capovilla Avenue and Warm Springs Road; and a portion of a right-of-way being Capovilla Avenue located between Edmond Street and Decatur Boulevard within Enterprise (description on file). MN/sd/cv (For possible action)

RELATED INFORMATION:

APN:

176-01-801-021; 176-01-801-044

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

The plans depict the vacation and abandonment of easements and portions of rights-of-way which are no longer needed for the development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
DA-23-900545	Development Agreement related to ZC-23-0489 (APN 176-01-801-044 only) - recorded	Approved by BCC	January 2024
VS-23-0490	Vacation and abandonment for a portion of right-of-way and easements - recorded	Approved by BCC	September 2023
ZC-23-0489	Zone change from C-2 and M-1 zoning to an M-D zoning with waivers of development standards and a design review for an industrial center	Approved by BCC	September 2023
ET-23-400041 (UC-0341-17)	Second extension of time of a use permit for a temporary construction storage site	Approved by PC	June 2023
ET-20-400027 (UC-0341-17)	First extension of time of a use permit for a temporary construction storage site	Approved by PC	July 2020
UC-0341-17	Use permit for a temporary construction site.	Approved by BCC	June 2017
VS-20-0281	Vacation and abandonment for easements - recorded	Approved by PC	August 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP	Office/warehouse
South	Public Use	IL	NV Energy substation
East	Business Employment	IL	Undeveloped
West	Business Employment	IP	Office/warehouse

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
ZC-26-0260	Zone change from IL zone to IP zone is a companion item on this agenda.
WS-26-0261	Waivers of development standards and design review for a data center is a companion item on this agenda.
TM-26-500067	A tentative map for a 1 industrial lot subdivision 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 easements that are not needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

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:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: NV NAP 6, LLC

CONTACT: MICHAEL S. ANDERSEN AIA ARCHITECT, LLC, 2714 TIMBER CROSSING COURT, HENDERSON, NV 89074