

EASEMENTS/RIGHT-OF-WAY  
(TITLE 30)

HELM DR/SPENCER ST

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-23-0096-FUSION GROUP NEVADA, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Helm Drive and Pama Lane, and between Spencer Street and Surrey Street; and a portion of right-of-way being Helm Drive located between Spencer Street and Surrey Street within Paradise (description on file). JG/rk/syp (For possible action)

**RELATED INFORMATION:**

**APN:**

177-02-601-004

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

The plans show the vacation and abandonment of a 5 foot wide portion of the south side of Helm Drive to accommodate a detached sidewalk in conjunction with an office/warehouse development. This application also includes a request to vacate and abandon 2 access easements as granted to Clark County under document number 20150521:0000606. The subject property is currently undeveloped; however, there is a companion item on the agenda for a proposed office/warehouse building. The easements being eliminated are being shifted slightly based on the new design of the site.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0433-14	Medical cannabis (dispensary)	Denied by BCC	December 2014
UC-0436-14	Medical cannabis establishment (cultivation) - expired	Approved by BCC	June 2014
UC-0438-14	Medical cannabis establishment (production) - expired	Approved by BCC	June 2014
ZC-2144-04	Reclassified the subject site to M-D zoning for an office/warehouse development	Approved by BCC	January 2005

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	R-E & M-D	Undeveloped & distribution building
South, East, & West	Business Employment	M-D	Office/warehouse developments

### Related Applications

Application Number	Request
DR-23-0095	A design review for a proposed office/warehouse building is a companion item on this agenda.
WC-23-400021 (ZC-2144-04)	A request to waive a condition from a previous zone change for landscape plans on file 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 driveway easements 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 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.
- 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.

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:** Paradise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** FUSION GROUP NEVADA, LLC

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