

EASEMENTS
(TITLE 30)

PATRICK LANE/JIM ROGERS WAY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-22-400047 (VS-19-0245)-CHARTER FACILITY SUPPORT FOUNDATION LLC:

VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Patrick Lane and Sobb Avenue, and between Jim Rogers Way and Tomsik Street (alignment) within Spring Valley (description on file) MN/jud/syp (For possible action)

RELATED INFORMATION:

APN:

163-33-301-006

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The applicant is requesting an extension of time to vacate and abandon patent easements. The original approval included a request to vacate and abandon 33 foot wide patent easements on the east and west portions of the subject property and a 3 foot wide patent easement located on the south end of the subject property. The applicant states these patent easements are no longer needed since the parcel will be developed and the public right-of-way for Patrick Lane and Sobb Avenue are existing.

Previous Conditions of Approval

Listed below are the conditions for VS-19-0245:

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

- Right-of-way dedication to include 35 feet to the back of curb for Patrick Lane and 30 feet for Sobb Avenue;
- 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 dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Applicant's Justification

The applicant states that the patent easements are no longer necessary, and no parcel will be landlocked as a result of this request. The applicant states the reason for this extension of time is because it has been difficult to get signatures for the applications from the University of Nevada Las Vegas (UNLV). It is not due to a lack of cooperation on UNLV's part, but due to the nature of the research foundations structures. It takes a long time to get new officers listed with the Nevada Secretary of State.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-20-0343	Increased finish grade for an approved school	Approved by BCC	October 2020
UC-20-0084	Use permit and design review for an expansion of an existing school	Approved by BCC	April 2020
VS-19-0245	Vacate and abandon patent easements	Approved by PC	May 2019
ZC-0225-15	Reclassified from R-E to M-D zoning with a use permit and design review for a major training facility	Approved by BCC	May 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family subdivision
South & East	Business Employment	M-D	Undeveloped (UNLV Research Foundation parcels)
West	Business Employment	M-D	Public charter school (UNLV Research Foundation parcels)

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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

- Until May 21, 2024 to record.
- 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 and application for review; 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 reapproval by the utility companies is required.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTEST:

APPLICANT: CHARTER FACILITY SUPPORT FOUNDATION, LLCV

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