

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0901-BROHAWK LLC:

VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Post Road, and between Lindell Road and Mohawk Street, and a portion of a right-of-way being Mohawk Street located between Patrick Lane and Post Road within Spring Valley (description on file). MN/rr/syp (For possible action)

RELATED INFORMATION:

APN:

163-36-701-008

PROPOSED LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:**Project Description**

The plans depict the vacation and abandonment of existing government patent easements. The applicant states that these easements are no longer needed for road and/or utility or other purposes. The specific request is to vacate the 33 foot wide patent easements located along all property boundaries of APN 163-36-701-008, excepting the eastern 25 feet. Also requested is the vacation and abandonment of 5 feet of right-of-way along Mohawk Street to accommodate a detached sidewalk.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1141-04	Allowed a decorative masonry wall prior to the principal use - expired	Approved by PC	August 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (AE-65)	Undeveloped
South	Business Employment (Proposed)	R-E (RNP-I & AE-65)	Undeveloped
East	Neighborhood Commercial	M-D (AE-65)	Undeveloped
West	Public Use	R-E (AE-65)	Undeveloped

Related Applications

Application Number	Request
PA-23-700052	Plan amendment to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Business Employment (BE) on 6.7 acres is a companion item on this agenda.
ZC-23-0899	A zone change to reclassify the site to M-D zoning with waivers and a design review for an office/warehouse 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 needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

Staff Recommendation

Approval. This item has been forwarded to the Board of County Commissioners' meeting for final action.

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.

PLANNING COMMISSION ACTION: February 20, 2024 – APPROVED – Vote: Unanimous

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 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; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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.

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Spring Valley - approval.

APPROVALS: 1 card

PROTESTS: 1 card

APPLICANT: HARDWAY CORP

CONTACT: STORM DEVELOPMENT SERVICES, 9811 W. CHARLESTON BLVD, STE 2, LAS VEGAS, NV 89117