

EASEMENTS  
(TITLE 30)

**UPDATE**  
CRAIG RD/NELLIS BLVD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-22-0593-4350 NELLIS BLVD, LLC:**

**HOLDOVER AMENDED VACATE AND ABANDON** easements of interest to Clark County located between Craig Road and Las Vegas Boulevard North, and between Nellis Boulevard and Las Vegas Boulevard North within Sunrise Manor (description on file). MK/rk/syp (For possible action)

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RELATED INFORMATION:

**APN:**  
140-04-310-002; 140-04-310-003 (previously not notified)

**LAND USE PLAN:**  
SUNRISE MANOR - CORRIDOR MIXED-USE

**BACKGROUND:**  
**Project Description**

This application is a request to vacate and abandon 1 access driveway easement from Craig Road as granted to Clark County under Book 97, Page 23 located on the northwest portion of the site. The subject property is currently vacant; however, there is a companion item on the agenda for a proposed distribution warehouse complex. The easement being eliminated is 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>   |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------------|-----------------|---------------|
| DR-0123-05                | Addition to an existing garden center in conjunction with a Walmart store                                                          | Approved by PC  | March 2005    |
| ZC-1995-98                | Reclassified this site to C-2 zoning for a 208,000 square foot retail center, including a 15,000 square foot outdoor garden center | Approved by BCC | February 1999 |

**Surrounding Land Use**

|       | <b>Planned Land Use Category</b>                           | <b>Zoning District</b> | <b>Existing Land Use</b>            |
|-------|------------------------------------------------------------|------------------------|-------------------------------------|
| North | Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac) | C-2 & R-3              | Motel & multiple family residential |
| East  | Corridor Mixed-Use                                         | H-2                    | Office building                     |

**Surrounding Land Use**

|       | <b>Planned Land Use Category</b>                                | <b>Zoning District</b> | <b>Existing Land Use</b>                  |
|-------|-----------------------------------------------------------------|------------------------|-------------------------------------------|
| South | Business Employment & Corridor Mixed-Use                        | C-2 & H-2              | Commercial uses                           |
| West  | Corridor Mixed-Use & Urban Neighborhood (greater than 18 du/ac) | C-2 & R-4              | Undeveloped & multiple family residential |

**Related Applications**

| <b>Application Number</b> | <b>Request</b>                                                                                                                                   |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| NZC-22-0592               | A zone change to reclassify this site to M-D zoning for a 385,560 square foot distribution warehouse complex 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 the driveway easement since the driveway will be removed and replaced with curb and gutter.

**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:** December 20, 2022 – APPROVED – Vote: Unanimous

**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**

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording;

- If required by the Regional Transportation Commission (RTC), relocate the bus turnout on Craig Road east of Nellis Boulevard and dedicate right-of-way and construct the bus turnout including passenger loading/shelter areas in accordance with RTC standards.

**TAB/CAC:** Sunrise Manor - denial.

**APPROVALS:**

**PROTESTS:** 1 card

**COUNTY COMMISSION ACTION:** January 18, 2023 – HELD – To 02/22/23 – per the applicant.

**COUNTY COMMISSION ACTION:** February 22, 2023 – HELD – To 03/22/23 – per the applicant.

**APPLICANT:** PARKER SIECK

**CONTACT:** PARKER SIECK, 1980 FESTIVAL PLAZA DR., SUITE 650, LAS VEGAS, NV 89135