

EASEMENTS
(TITLE 30)

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

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)

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

Application Number	Request	Action	Date
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

	Planned Land Use Category	Zoning District	Existing Land Use
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

	Planned Land Use Category	Zoning District	Existing Land Use
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

Application Number	Request
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

APPLICANT: PARKER SIECK

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