

11/21/23 PC AGENDA SHEET

EASEMENTS  
(TITLE 30)

SLOAN RD/DIXON ST  
(SLOAN)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-23-400139 (VS-21-0368)-SLOAN OUTSIDE STORAGE, LLC:**

**VACATE AND ABANDON FIRST EXTENSION OF TIME** for easements of interest to Clark County located between Cameron Street (alignment) and Arville Street, and between Sloan Road and Dixon Street (alignment) within South County (description on file). JJ/mh/syp (For possible action)

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RELATED INFORMATION:

**APN:**

191-19-201-002

**LAND USE PLAN:**

SOUTH COUNTY (SLOAN) - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

The subject parcel is located along the frontage of Sloan Road and Dixon Street. The approved plans show that Sloan Road intersects this parcel and there are easements along all 4 sides of the parcel to the north, south, east, and west that are being vacated for this request. The easements being vacated range in size from 3 feet to 33 feet in width.

Previous Conditions of Approval

Listed below are the approved conditions for VS-21-0368:

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

- Right-of-way dedication to include 100 feet for Sloan Road, 30 feet for Dixon Street, 30 feet for Cameron Street, and associated spandrels;

- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Applicant shall coordinate with Public Works - Development Review to apply for a Bureau of Land Management (BLM) right-of-way grant for Cameron Street and Sloan Road;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Applicant’s Justification

The applicant indicates that they have acquired the adjacent 5 acre property to the east and will be merging the 2 properties into 1 project. Progress has been made since approval of the original application, including the submittal of a drainage study, and the preparation of civil improvement plans as well as construction documents.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-21-0704	Reclassified 4.8 acres from an R-U to an M-1 zoning with an outside storage area and an ancillary office	Approved by BCC	March 2022
VS-21-0368	Vacated and abandoned easements of interest to Clark County located between Cameron Street and Arville Street, and between Sloan Road and Dixon Street	Approved by PC	October 2021

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Business Employment	R-U & R-T	Single family residential & undeveloped
South	Business Employment	M-1 & R-U	Warehouse & undeveloped
East & West	Business Employment	R-U	Undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws

or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

**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:**

**Comprehensive Planning**

- Until October 5, 2025 to record.
- Applicant is advised that 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 that re-approval by the utility companies is required.

**Public Works - Development Review**

- Compliance with previous conditions.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** PETERSEN MANAGEMENT, LLC

**CONTACT:** DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES BLVD, SUITE 110, LAS VEGAS, NV 89118