

EASEMENTS
(TITLE 30)

SPANISH RIDGE AVE/RILEY ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0183-SPANISH RIDGE INDUSTRIAL OWNER, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Spanish Ridge Avenue and Hacienda Avenue, and between Riley Street and the 215 Beltway within Spring Valley (description on file). JJ/jgh/jd (For possible action)

RELATED INFORMATION:

APN:

163-29-712-017; 163-29-712-018

LAND USE PLAN:

SPRING VALLEY - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

The plans show the vacation of 33 foot wide patent easements and a 30 foot BLM easement for roadway and public utilities including construction and maintenance of flood control facilities. The applicant indicates the proposed vacation is in support of the Spanish Ridge Industrial Project. The subject easements overlap the proposed buildings and site improvements for development. The existing patent easements are no longer necessary since no proposed or future roadways will be constructed within the alignments.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-19-0848	Reclassified 13 acres from C-P to M-D zoning	Approved by BCC	February 2020
TM-0192-06	Commercial subdivision - expired	Approved by BCC	August 2005
ZC-0606-06	Reclassified the remaining portion of this site from R-E to C-P zoning, which included a waiver to increase the height of the buildings and a design review for an office complex including signage and lighting in the CMA Overlay District	Approved by BCC	July 2006

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0358-05	Commercial subdivision - expired	Approved by BCC	August 2005
SN-0985-05	Street name change from Diablo Avenue to Spanish Ridge Avenue	Approved by BCC	August 2005
ZC-0982-05	Reclassified a portion of this site from R-E to C-P zoning, a waiver to increase the height of the buildings, and a design review for an office complex including signage and lighting in the CMA Overlay District	Approved by BCC	August 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Undeveloped
South	Public Facility	P-F	School
East	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped
West	Business and Design/Research Park	C-2	Offices

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 easements that are not necessary for site, drainage, or roadway development.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**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

- Drainage study and compliance;
- Provide a dedicated right turn lane into the center driveway;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: SPANISH RIDGE INDUSTRIAL OWNER, LLC

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