

RIGHT-OF-WAY/EASEMENTS
(TITLE 30)

UPDATE
DECATUR BLVD/POST RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0666-WHTBX DECATUR, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Cameron Street and between Post Road and Sobb Avenue, and a portion of right-of-way being Post Road between Decatur Boulevard and Cameron Street, and a portion of right-of-way being Decatur Boulevard between Sobb Avenue and Post Road within Paradise (description on file). MN/sd/syp (For possible action)

RELATED INFORMATION:

APN:
162-31-301-023; 162-31-301-024; 162-31-310-002

LAND USE PLAN:
WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description

The request is to vacate patent easements around the boundaries of APNs 162-31-301-023 and 162-31-301-024. Additionally, a vacation of 5 feet of right-of-way adjacent to APN 162-31-301-023 is necessary for detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0254-07	Commercial center - expired	Approved by PC	October 2007
VS-1397-05	Vacated and abandoned government patent easements - expired	Approved by PC	October 2005
UC-1371-05	Allowed an office and retail as a primary use and design review for a shopping center - expired	Approved by PC	October 2005
ZC-2000-04	Reclassified from R-E to M-D zoning on APNs 162-31-301-023 and 162-31-301-024	Approved by BCC	January 2005
VS-0161-00	Vacated and abandoned patent easements on APN 162-31-310-002	Approved by BCC	March 2000
ZC-1958-99	Reclassified from R-E to C-2 zoning on APN 162-31-310-002	Approved by BCC	February 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Business Employment	C-2	Commercial retail
South	Business Employment	C-2 & R-E	Undeveloped
East	Business Employment	M-D, M-1, & R-E	Office/warehouse & undeveloped

Related Applications

Application Number	Request
ZC-23-0665	A zone change for a warehouse/office facility 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.

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

- Satisfy utility companies' requirements.
- 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 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 25 feet to the back of curb for Post Road;

- 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, dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Paradise - approval.

APPROVALS: 1 card

PROTESTS:

COUNTY COMMISSION ACTION: November 21, 2023 – HELD – To 01/17/24 – per the applicant.

COUNTY COMMISSION ACTION: January 17, 2024 – HELD – To 02/07/24 – per the applicant.

APPLICANT: BRANDON STRONKS

CONTACT: BRANDON STRONKS, SCA DESIGN, 2525 W. HORIZON RIDGE PKWY, HENDERSON, NV 89052