

EASEMENTS
(TITLE 30)

ARVILLE ST/SLOAN RD
(SLOAN)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-23-400142 (VS-21-0367)-SLOAN ARVILLE, LLC:

VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Arville Street and the off-ramp for Sloan Road from South I 15, and between Sloan Road and a point approximately 655 feet to the south within South County (description on file). JJ/dd/syp (For possible action)

RELATED INFORMATION:

APN:
191-19-701-004

LAND USE PLAN:
SOUTH COUNTY (SLOAN) - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description

The subject parcel is within the South County Land Use Plan area and is located along the frontage of Arville Street. The intent of the original application was to vacate government patent easements that are not needed for road or utility purposes. The approved plans show easements that are 33 feet wide on the north, south, and east boundaries of the subject parcel. The vacation request was intended to facilitate any future development of the site.

Previous Conditions of Approval

Listed below are the approved conditions for VS-21-0367:

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 40 feet for Arville Street;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;

- Revise legal description, if necessary, prior to recording;
- Applicant shall coordinate with Public Works - Development Review to apply for a Bureau of Land Management (BLM) right-of-way grant to provide access to the parcel.

Applicant’s Justification

The applicant states that they have made progress on the site, referencing a drainage study currently in process with Public Works and construction documents currently under review with the Building Department. Additionally, a traffic study has reportedly been approved by Public Works.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-21-0633	Reclassified to M-D zoning with a waiver and design review for a distribution center	Approved by BCC	January 2022
VS-21-0367	Vacated government patent easements	Approved by PC	October 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Business Employment	R-U	Undeveloped
West	Business Employment	M-1	Outside storage

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: RICHARD GALLEGOS, PACIFIC DESIGN CONCEPTS, 5052 S. JONES BLVD, LAS VEGAS, NV 89118