

## PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-24-0654-GOLDSTRIKE GRID L, LLC:**

**HOLDOVER VACATE AND ABANDON** easements of interest to Clark County located between Warm Springs Road and Mardon Avenue, and between Decatur Boulevard and Edmond Street (alignment), and a portion of right-of-way being Decatur Boulevard located between Warm Springs Road and Mardon Avenue within Enterprise (description on file). MN/rg/kh (For possible action)

## RELATED INFORMATION:

**APN:**

176-12-501-007; 176-12-501-027

**LAND USE PLAN:**

ENTERPRISE - BUSINESS EMPLOYMENT

**BACKGROUND:****Project Description**

This request is for the vacation of an 8 foot wide patent easement on the south property line and 33 foot wide patent easements located along the west and north property lines on the eastern parcel, APN 176-12-501-007. Additionally, a 5 foot wide portion of right-of-way, a BLM right-of-way grant, and a construction easement along Decatur Boulevard are proposed to be vacated on APN 176-12-501-007. The vacation will accommodate detached sidewalks.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0480-99	Overhead power line through a portion of the site	Approved by PC	May 1999

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Business Employment	RS20 & CG	Retail center, convenience store with gasoline sales, & undeveloped
South	Business Employment	RS20 & IP	Food processing facility (bakery) & undeveloped
East	Neighborhood Commercial	RS20	Single-family residential
West	Business Employment	RS20 & IL	Flood control detention basin

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-24-0653	A zone change to reclassify the site from RS20 to IP is a companion item on this agenda.
UC-24-0655	A use permit with waivers and design reviews for public utility structures (battery energy storage system) 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 within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Right-of-way dedication to include 25 feet to the back of curb for Mardon Avenue and associated spandrel;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way, the dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Building Department - Addressing**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS: 4 cards**

**PROTESTS: 3 cards**

**COUNTY COMMISSION ACTION:** January 8, 2025 – HELD – To 03/05/25 – per the applicant.

**APPLICANT:** GOLDSTRIKE GRID, LLC

**CONTACT:** WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE, SUITE 100, LAS VEGAS, NV 89118