

EASEMENTS & RIGHT-OF-WAY  
(TITLE 30)

OLETA AVE/MANN ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-23-0598-MTL TRUST:**

**VACATE AND ABANDON** easements of interest to Clark County located between Blue Diamond Road and Oleta Avenue, and between Mann Street and Torrey Pines Drive and a portion of right-of-way being Mann Street located between Oleta Avenue and Blue Diamond Road within Enterprise (description on file). JJ/sd/syp (For possible action)

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RELATED INFORMATION:

**APN:**

176-23-601-001; 176-23-601-007

**LAND USE PLAN:**

ENTERPRISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

This application is a request to vacate and abandon patent easements and right-of-way. The request is to vacate 3 foot to 33 foot wide patent easements on the north, south, east, and west sides of APNs 176-23-601-001 and 176-23-601-007. In addition, the applicant is requesting to vacate the west 30 feet of Mann Street. The applicant states that vacation of the easements and the right-of-way will not have a negative effect on the surrounding area and will facilitate development of the 2 parcels.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-0418-17	Vacated and abandoned easements and right-of-way being Mann Street	Approved by PC	October 2017
UC-0030-16	Retail sale of landscape materials with waivers for design standards for a temporary modular structure, street landscape requirements, eliminated parking lot landscaping, eliminated loading space, eliminated trash enclosure, on-site paving, and full off-site improvements with a design review for landscape materials for retail/wholesale and storage facility including modular building - expired	Approved by BCC	April 2016

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0118-13	Private recreation facility (zoo), included several waivers and a design review - expired	Approved by BCC	May 2013
UC-0355-09	Swap meet with related storage units - expired	Approved by BCC	July 2009
UC-0227-09	Swap meet and included waivers, design review, and waivers of conditions (design review was denied) - expired	Approved by BCC	May 2009
UC-1204-07	Recreational facility (paintball fields) and included a design review and waivers for reduced parking, landscaping, alternative exterior materials, and reduced setbacks - expired	Approved by PC	November 2007
ZC-1254-06	Reclassified 176-23-601-001 from H-2 to M-1 zoning for a future development	Approved by BCC	October 2006

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, West, & East	Business Employment	H-2	Undeveloped
South	Business Employment	M-1	Undeveloped & outside storage

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WC-23-400136 (ZC-1254-06)	A waiver of conditions to provide full off-site improvements and right-of-way dedication for a towing services yard is a companion item on this agenda.
WS-23-0597	A waiver of development standards and design review for landscaping and driveway geometrics 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 and right-of-way 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 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**

- 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:** Enterprise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MTL TRUST

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