

EASEMENTS/RIGHT-OF-WAY  
(TITLE 30)

MAULE AVE/REDWOOD ST

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-22-0460-1984 DEVELOPMENT LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Maule Avenue and Badura Avenue, and between Redwood Street (alignment) and Rainbow Boulevard; and a portion of a right-of-way being Maule Avenue located between Redwood Street (alignment) and Rainbow Boulevard and a portion of a right-of-way being Badura Avenue located between Redwood Street (alignment) and Rainbow Boulevard within Enterprise (description on file). MN/rk/syp (For possible action)

**RELATED INFORMATION:**

**APN:**

176-02-301-005; 176-02-301-020

**LAND USE PLAN:**

ENTERPRISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

The plans show the vacation and abandonment of 33 foot wide patent easements located on the north, east, and west perimeter of APN 176-02-301-005, excepting out the southerly 25 feet for Maule Avenue. Additionally, the plans show the vacation and abandonment of a 5 foot wide portion of the north side of Badura Avenue to accommodate a detached sidewalk and a 5 foot wide portion of the south side of Maule Avenue for excess right-of-way in conjunction with an electrical substation.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-0502-06	Reclassified both parcels to M-D zoning for a beverage distribution center including accessory office area	Approved by BCC	May 2006

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Business Employment	C-2	Automobile dealership & undeveloped
South	Business Employment	C-2 & R-4	Undeveloped

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Business Employment	C-2	Undeveloped
West	Business Employment	C-2	Fleet parking lot

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

### Related Applications

Application Number	Request
UC-22-0459	A use permit for electrical substation and transmission lines is a companion item on this agenda.
TM-22-500164	A tentative map for a one lot commercial subdivision 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 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:

#### 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 30 feet for Maule Avenue, 35 feet to the back of curb for Badura Avenue, and associated spandrel;

- 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 and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control, and the dedication of right-of-way to the back of curb.

**Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions; and that fire/emergency access must comply with the Fire Code as amended.

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

- No objection.

**TAB/CAC:** Enterprise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** STEPHAN ATKIN

**CONTACT:** STEPHAN ATKIN, SWITCH LTD, 7135 S. DECATUR BLVD, LAS VEGAS, NV 89119