

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0761-SANDBAGGERS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Rafael Rivera Way and Wagon Trail Avenue, and between Montessori Street (alignment) and Rainbow Boulevard; a portion of right-of-way being Rafael Rivera Way located between Montessori Street (alignment) and Rainbow Boulevard; and a portion of right-of-way being Wagon Trail Avenue located between Montessori Street (alignment) and Rainbow Boulevard within Spring Valley (description on file). MN/hw/kh (For possible action)

RELATED INFORMATION:

APN:

176-03-502-001; 176-03-502-003

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of both government patent easements and public rights-of-way. The government patent easements to be vacated are shown to be located along the perimeter of the subject site. A 33 foot wide portion of a patent easement is proposed to be vacated along the eastern and western property lines. Along the southern property line along Rafael Rivera Way, a 26 foot wide portion of the patent easement that tapers down to zero feet approximately 29 feet from the eastern property line is proposed to be vacated. Along the northern property line along Wagon Trail Avenue, an 8 foot wide portion of a government patent easement ending at the knuckle in the western portion of the site is also proposed to be vacated. In terms of rights-of-way being vacated, a 23 foot wide portion of Rafael Rivera Way that tapers down to zero feet approximately 29 feet from the eastern property line of the site is proposed to be vacated. Finally, a 5 foot wide portion of Wagon Trail Avenue ending at the knuckle in the western portion of the site is also proposed to be vacated along with the southern 5 feet of the street knuckle in the northwestern portion of the site. The applicant indicates these patent easements are no longer needed for the development of the site, nor the surrounding area. The vacation of the rights-of-way is necessary to accommodate the proposed detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0421-16	Vacated and abandoned patent easements and a 30 foot wide, 576 foot long portion of Montessori Street - recorded	Approved by PC	August 2016

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0610-05	Vacated and abandoned patent easements - expired	Approved by PC	June 2005
ZC-1490-04	Reclassified the site from R-E to M-D zoning for a truck maintenance, repair, rental, and sales facility - expired except for zoning	Approved by BCC	December 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-60)	Undeveloped
South	Business Employment	CG (AE-60)	Shopping center
East	Business Employment	IP & RS20 (AE-60)	Undeveloped
West	Business Employment	RM50 & CG (AE-60)	Multi-family residential & office building

*The CC 215 right-of-way is directly south of the subject site.

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

Related Applications

Application Number	Request
UC-24-0760	A use permit vehicle sales, repair, and maintenance facility with an accessory outdoor storage area is a companion item on this agenda.
TM-24-500165	A tentative map for a 1 lot commercial map 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 and 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 4 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 a portion of Rafael Rivera Way;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Beltway - CC 215, Frontage Road, Decatur Boulevard to Sunset Road (Phase 2) improvement project;
- 90 days to record said separate document for the Beltway - CC 215, Frontage Road, Decatur Boulevard to Sunset Road (Phase 2) improvement project;
- 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 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: PAUL LARSEN

CONTACT: BLACK & WADHAMS, C/O BLACK & WADHAMS, 10777 W. TWAIN AVENUE, SUITE 300, LAS VEGAS, NV 89135