

03/21/23 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

SUNSET RD/TENAYA WAY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0012-REMINGTON SUNSET, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Post Road and Sunset Road, and between Tenaya Way and Montessouri Street (alignment) within Spring Valley (description on file). MN/gc/syp (For possible action)

RELATED INFORMATION:

APN:
163-34-801-013

LAND USE PLAN:
SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description

The plans depict the vacation and abandonment of 33 foot wide government patent easements along the north, west, and east property lines. The applicant states that these government patent easements are not necessary for development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-22-0448	Reclassified the site from R-E to M-D zoning for warehouse buildings	Approved by BCC	September 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D	Office warehouse
South	Business Employment	R-3	Multiple family residential
East	Business Employment	R-E	Undeveloped
West	Business Employment	C-2	Commercial center

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

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 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 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 55 feet to the back of curb for Sunset Road;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Sunset Road improvement project;
- 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 dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: REMINGTON SUNSET, LLC

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