

05/08/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-24-0076-LVS MOB, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Sahara Avenue and Laredo Street, and between Miller Lane and Buffalo Drive and a portion of a right-of-way being Laredo Street located between Miller Lane and Buffalo Drive within Spring Valley (description on file). JJ/rr/ng (For possible action)

RELATED INFORMATION:

**APN:**

163-09-502-014

**LAND USE PLAN:**

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

This request is to vacate an existing 5 foot wide portion of Laredo Street adjacent to the subject site so that a detached sidewalk may be constructed along the street frontage. This is in conjunction with a proposed office development. The request is also to vacate an 8 foot wide patent easement located along the north side of Laredo Street and a 33 foot wide patent easement located along the western side of the subject site.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-1048-08	Reclassified 2 acres to C-1 zoning with a design review for a grocery store	Approved by BCC	December 2008
ZC-1081-07	Reclassified 2 acres to C-1 zoning, waiver for access to a local residential street, and a design review for a grocery store	Denied by BCC	December 2007

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Neighborhood Commercial	CG	Commercial
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single family residential
East	Corridor Mixed Use	CG & CP	Offices & commercial
West	Neighborhood Commercial	CG & CP	Offices & commercial

## Related Applications

Application Number	Request
WS-24-0075	A waiver of development standards for alternative driveway geometrics with a design review for offices and retail 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

- 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.

#### Building Department - Addressing

- No comment.

**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 that fire/emergency access must comply with the Fire Code as amended.

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

- No objection.

**TAB/CAC:** Spring Valley - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** LVS MOB, LLC

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