

04/05/23 BCC AGENDA SHEET

EASEMENTS & RIGHTS-OF-WAY
(TITLE 30)

RAINBOW BLVD/RICHMAR AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0046-BLUE DIAMOND RESERVE HOLDINGS, LLC & DAMODICE HOLDINGS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Richmar Avenue, and between Rainbow Boulevard and Redwood Street; and portions of rights-of-way being a portion of Rainbow Boulevard located between Serene Avenue and Richmar Avenue and a portion of Richmar Avenue located between Rainbow Boulevard and Redwood Street within Enterprise (description on file). JJ/al/syp (For possible action)

RELATED INFORMATION:

APN:

176-23-301-008; 176-23-301-023

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The applicant is proposing to develop the site as a distribution center. The request is to vacate patent easements and portions of rights-of-way that are not needed to develop the site. The patent easements are located along the perimeter of APN 176-23-301-008 (southwest portion of the site). The rights-of-way are 5 foot wide portions of Rainbow Boulevard and Richmar Avenue to allow for detached sidewalks adjacent to the site.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	R-E & C-2	Undeveloped
South	Business Employment	M-D & M-1	Undeveloped
East	Business Employment	R-E	Undeveloped
West	Neighborhood Commercial	C-1	Commercial Center & undeveloped

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

Related Applications

Application Number	Request
ZC-23-0045	A zone change to reclassify the site to M-D zoning for a distribution facility 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 rights-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 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

- 30 days to coordinate with Public Works - Construction Management Division and to dedicate any necessary right-of-way and easements for the Rainbow Boulevard improvement project;
- Coordinate with Public Works - Development Review Division regarding the purchase of the vacated right-of-way;
- 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: PDC RENO/LV/PHX LPIV, LLC

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