

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0189-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO III, LLC (LEASE):

VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Montessouri Street, and between Badura Avenue and Arby Avenue; and portion of a right-of-way being Rainbow Boulevard located between Badura Avenue and Arby Avenue within Spring Valley (description on file). MN/bb/ng (For possible action)

RELATED INFORMATION:

APN:

176-03-703-005

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The applicant is requesting to vacate a portion of right-of-way (5 feet wide) being Rainbow Boulevard for the installation of detached sidewalks. Furthermore, this application will also vacate and abandon patent easements existing throughout the subject parcel. These easements are no longer needed and are not part of the future site design and development.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0218-06	Comprehensive sign plan in conjunction with an industrial complex	Approved by BCC	April 2006
ZC-0888-05	Reclassified from R-E to C-2 zoning for a future commercial development	Approved by BCC	July 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Business Employment	CG	Shopping center
South & West	Business Employment	CG & IP	Warehouses & commercial retail

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

Related Applications

Application Number	Request
WS-24-0194	Waiver of development standards for alternative driveway geometrics with a design review for an office/warehouse complex is a companion item on this agenda.
ZC-24-0187	A zone change to reclassify 13-54 acres from a CG (Commercial General) Zone to an IP (Industrial Park) Zone is a companion item on this agenda.
TM-24-500046	Tentative map for a one lot industrial 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, 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 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

- Drainage study and compliance;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Rainbow Boulevard improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;

- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MAJESTIC EJM ARROYO III, LLC

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