

10/04/23 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

SUNSET RD/TENAYA WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0494-TENAYA LOFTS, LLC:

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

RELATED INFORMATION:

APN:

163-34-401-025

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon existing 33 foot wide government patent easements. The easements currently exist and are located along both the northern property line and the western property line. The applicant has stated these easements are no longer needed for the development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-2176-98	Convenience store with gasoline pumps	Approved by PC	January 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Business Employment	M-D, C-2, & R-E	Warehouse/training facility & undeveloped

Related Applications

Application Number	Request
DR-23-0491	A design review for a minor training facility for finished grade 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 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 has adopted a rewrite to Title 30 effective January 1, 2024, 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 - 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 approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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 to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway

obstructions; and that fire/emergency access must comply with the Fire Code as amended.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NICHOLAS VOELL-WHITE

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