

RIGHT-OF-WAY & EASEMENTS
(TITLE 30)

UPDATE
PATRICK LN/TENAYA WAY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0575-COUNTY OF CLARK (AVIATION):

VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Tenaya Way, and between Post Road and Patrick Lane, a portion of right-of-way being Patrick Lane located between Rainbow Boulevard and Tenaya Way, and a portion of right-of-way being Belcastro Street located between Patrick Lane and Sobb Avenue (alignment) within Spring Valley (description on file). MN/rr/syp (For possible action)

RELATED INFORMATION:

APN:

163-34-701-002; 163-34-701-009; 163-34-701-032

PROPOSED LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The applicant indicates the request is for the vacation of public rights-of-way, including a 5 foot wide strip along the south side of Patrick Lane adjacent to APNs 163-34-701-002 and 163-34-701-032 to accommodate a detached sidewalk, and Belcastro Street since they are purchasing the surrounding property and the right-of-way no longer serves a public purpose. The applicant is also requesting to vacate a 3 foot wide streetlight and traffic control device easement behind the described rights-of-way. Lastly, on APN 163-34-701-009 there are existing 33 foot wide patent easements adjacent to all property boundaries which no longer serve any public purpose and are requested to be vacated as well.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-22-0006	Vacated and abandoned easements of interest and right-of-way	Approved by PC	March 2022
WS-19-0486	Waived an over-length cul-de-sac in conjunction with a previously approved office/warehouse	Approved by PC	August 2019
VS-18-0932	Vacated and abandoned 33 foot wide patent easements	Approved by PC	January 2019
ZC-18-0206	Reclassified 16.5 acres (to the south) from R-E to M-D zoning for an office/warehouse complex	Approved by BCC	September 2018

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0300-08	Reclassified to M-D zoning for an office/warehouse complex with use permit for offices as a principal use and waivers to eliminate the required cross access and reduce setback - expired	Approved by BCC	November 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Open Lands	R-2 & R-E	Single family residential & undeveloped
South	Business Employment	M-D	Office/warehouse complex
East	Neighborhood Commercial	C-P	Charter school (K-6 th grade)
West	Ranch Estate Neighborhood (up to 2 du/ac) & Open Lands	R-E	Single family residential & undeveloped

Related Applications

Application Number	Request
PA-23-700027	A plan amendment to redesignate the land use category from Neighborhood Commercial (NC) to BE (Business Employment) is a companion item on this agenda.
ZC-23-0574	A zone change to reclassify 19.3 acres from R-E zoning to M-D zoning, with waivers and design reviews for an industrial complex 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.

Staff Recommendation

Approval. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: October 17, 2023 – APPROVED – Vote: Unanimous
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

- 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.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Spring Valley - approval.

APPROVALS: 8 cards

PROTESTS: 5 cards, 1 letter

APPLICANT: SD PARCELS NORTH, LLC

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