

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0167-COUNTY OF CLARK (AVIATION) & ARROYO TARGET CENTER, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Rainbow Boulevard and Montessori Street, and between Sunset Road and Rafael Rivera Way; a portion of right-of-way being Sunset Road located between Montessori Street and Rainbow Boulevard; a portion of right-of-way being Montessori Street located between Sunset Road and Rafael Rivera Way; and a portion of right-of-way being Rosanna Street located between Sunset Road and Rafael Rivera Way within Spring Valley (description on file). MN/rg/cv (For possible action)

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RELATED INFORMATION:

**APN:**

176-03-501-005; 176-03-501-014; 176-03-501-017; 176-03-501-019; 176-03-502-002; 176-03-502-006

**LAND USE PLAN:**

SPRING VALLEY - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

The applicant is requesting the vacation and abandonment of the following: 1) an 8 foot wide patent easement along the south property line and 33 foot wide patent easements located along the west and east property lines of APN 176-03-501-005; 2) a driveway easement on APN 176-03-501-005; 3) a drainage easement on APN 176-03-501-019; and 4) 5 foot to 6.5 foot wide portions of right-of-way being Sunset Road, Montessori Street and Rosanna Street. The easements are no longer needed for roadway or utility purposes. The vacation of the right-of-way is necessary to accommodate the required detached sidewalks.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0890-05	Reclassified APN 176-03-501-017 from RS20 to CG for a future commercial development	Approved by BCC	July 2005
ZC-0466-04	Reclassified APN 176-03-501-014 from RS20 to CG for a future commercial development	Approved by BCC	April 2004

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG (AE-60)	Shopping center

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
South	Corridor Mixed-Use & Business Employment	RS20 & IP (AE-60)	Bruce Woodbury Beltway
East	Business Employment & Corridor Mixed-Use	CG & RS20 (AE-60)	Shopping center & undeveloped
West	Business Employment	IP & RS20 (AE-60)	Undeveloped

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-25-0166	A zone change to reclassify the site from RS20 and CG to IP is a companion item on this agenda
WS-25-0168	Waivers of development standards and design review for a warehouse 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.

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**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet back of curb and a portion of cul-de-sac for Wagon Trail Avenue, 23.5 feet back of curb and a portion of cul-de-sac for Rosanna Street, right turn lanes for the commercial driveway along Sunset Road and associated spandrels;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Sunset Road improvement project and the Beltway improvement project;
- 90 days to record said separate document for the Sunset Road improvement project and the Beltway improvement project.

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No objection.

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

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** LARRY MONKARSH

**CONTACT:** MARISSA FEHRMAN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135