

12/06/23 BCC AGENDA SHEET

EASEMENTS  
(TITLE 30)

CRYSTAL ST/MARTIN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-23-0696-GHANOLI HOLDINGS, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Martin Avenue and Maule Avenue (alignment), and between Crystal Street and Dean Martin Drive within Enterprise (description on file). MN/rr/syp (For possible action)

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RELATED INFORMATION:

**APN:**

177-05-204-001

**LAND USE PLAN:**

ENTERPRISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of an existing government patent easement on this site. The plans depict the vacation and abandonment of a triangular portion of a patent easement located at the southwest corner of APN 177-05-204-001. The applicant indicates that this easement is not necessary due to the development of the surrounding area, and street patterns have been established to serve the public interest for roadway or utility purposes.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Business Employment	M-1	Feed store & off-premises sign
South & East	Business Employment	R-E	Dean Martin Drive, I-15, & CC 215 ramps
West	Business Employment	M-D	Distribution center

**Related Applications**

<b>Application Number</b>	<b>Request</b>
UC-23-0695	A use permit for a truck staging area 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**

- Right-of-way dedication to include a portion of the cul-de-sac for Crystal Street;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

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

- No objection.

**TAB/CAC:** Enterprise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** GHANOLI HOLDINGS, LLC

**CONTACT:** VTN-NEVADA, 2727 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146