

EASEMENTS/RIGHTS-OF-WAY  
(TITLE 30)

BADURA AVE/GAGNIER BLVD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-23-0436-IHC HEALTH SERVICES, INC.:**

**VACATE AND ABANDON** easements of interest to Clark County located between Maule Avenue and Badura Avenue, and between Agilysys Way and Gagnier Boulevard; a portion of right-of-way being Gagnier Boulevard located between Maule Avenue and Badura Avenue; and a portion of right-of-way being Badura Avenue located between Agilysys Way and Gagnier Boulevard within Spring Valley (description on file). MN/gc/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

176-04-301-006; 176-04-301-015

**LAND USE PLAN:**

SPRING VALLEY - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of a 33 foot wide government patent easement along the west property line and 8 foot wide government patent easements along the north and east property lines of APN 176-04-301-006. Additionally, the plans depict the vacation and abandonment of 5 foot wide portions of right-of-way being Gagnier Boulevard and the west half of Badura Avenue in order to accommodate detached sidewalks. The applicant states that the vacation and abandonment of the easements and rights-of-way will not adversely impact Clark County or the adjacent neighbors.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Business Employment	R-E & M-D	Undeveloped
South	Business Employment	M-D	Office warehouse complex
East	Business Employment	M-D	Office complex
West	Business Employment	U-V	Mixed-use development (Uncommons)

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-23-0435	A zone change to reclassify the site from R-E to C-P zoning, waivers of development standards to increase building height, allow zero percent of the total property frontage be occupied buildings, and reduced driveway throat depth, and a design review for an office building 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 needed 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 that the County is currently rewriting Title 30 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 35 feet to the back of curb for Badura Avenue, 25 feet to the back of curb for Agilysys Way, 25 feet to the back of curb for Maule Avenue and associated spandrels;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Maule Avenue/Badura Avenue 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 the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way, the dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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

- No objection.

**TAB/CAC:** Spring Valley - no recommendation.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** HDR

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