

EASEMENTS
(TITLE 30)

PLACID ST/ARBY AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-22-0163-PLACID INDUSTRIAL 2021, LLC:

VACATE AND ABANDON easements of interest to Clark County located between George Crockett Road and Arby Avenue (alignment), and between Placid Street and La Cienega Street within Enterprise (description on file). MN/lm/jo (For possible action)

RELATED INFORMATION:

APN:
177-04-702-009; 177-04-702-011

LAND USE PLAN:
ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description

The plans depict the vacation and abandonment of a 3 foot wide patent easement located along the east property line. The applicant indicates that the easement is no longer necessary for access to the property and development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0231	Waivers for landscaping and an alternative commercial driveway for a vehicle rental facility	Denied by BCC	May 2018
WC-18-400075 (ZC-0589-07)	Waived full off-sites along Placid Street	Denied by BCC	May 2018
VS-18-0172	Vacated and abandoned patent easements and drainage easements	Approved by BCC	April 2018
NZC-0505-08 (ET-0132-10)	First extension of time to reclassify to M-D zoning for an office with laboratory and childcare center	Approved by BCC	October 2010
VS-0719-08 (ET-0129-10)	First extension of time to vacate patent easements - expired	Approved by BCC	October 2010
VS-0719-08	Vacated and abandoned patent easements - expired	Approved by BCC	September 2008

Prior Land Use Requests

Application Number	Request	Action	Date
TM-500140-08	1 lot commercial subdivision - expired	Approved by BCC	September 2008
NZC-0505-08	Reclassified 3.5 acres to M-D zoning for an office with laboratory and child care center	Approved by BCC	August 2008
ZC-0589-07	Reclassified 1.1 acres to M-D zoning for a warehouse building with outside storage	Approved by BCC	July 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D	Truck staging & parking
South	Business Employment	M-D	Office with outside storage
East	Business Employment	M-D	Office/warehouse & distribution center
West	Business Employment	C-1 & R-E	Automobile maintenance, office building, & single family residential

Related Applications

Application Number	Request
WS-22-0162	A waiver of development standards to reduce parking, landscaping, and modify commercial driveway in conjunction with a proposed office/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 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:

Current 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

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

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 that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided; and that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: NEW WEST COMPANY

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