

03/04/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0065-POST ROAD CAPITAL REAL ESTATE FUND, LP:

VACATE AND ABANDON easements of interest to Clark County located between Arville Street (alignment) and Cameron Street (alignment), and between Sobb Avenue (alignment) and Teco Avenue (alignment); and a portion of a right-of-way being Rogers Street located between Sobb Avenue (alignment) and Teco Avenue (alignment) within Paradise (description on file). MN/mh/kh (For possible action)

RELATED INFORMATION:

APN:

162-31-313-003

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 5 foot wide portion of right-of-way being Rogers Street, located along the southwest corner of the site. A 3 foot wide streetlight traffic control device easement exists within the right-of-way area being vacated, and is included in this vacation and abandonment request. The vacation is necessary to accommodate a detached sidewalk along Rogers Street.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400163 (VS-19-0588)	First extension of time for a vacation and abandonment of patent easements	Approved by BCC	December 2021
VS-21-0131	Vacated and abandoned patent easements	Approved by PC	May 2021
ET-20-400083 (ZC-18-0666)	First extension of time for a use permit for an office, waivers for parking and commercial driveway geometrics, and design reviews for alternative parking lot landscaping and proposed office warehouse building - expired	Approved by BCC	September 2020
WS-19-0589	Reduced parking lot landscaping and modified driveway design standards in conjunction with a proposed office/warehouse complex - expired	Approved by BCC	October 2019
TM-19-500157	1 lot industrial subdivision	Approved by BCC	October 2019

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0588	Vacated and abandoned patent easements	Approved by BCC	October 2019
ZC-18-0350	Reclassified 4.8 acres from R-E and M-1 zoning to M-1 zoning for a commercial vehicle and trailer rental facility – waivers and design reviews expired	Approved by BCC	October 2018
TM-18-500159	1 lot commercial subdivision	Approved by BCC	October 2018
VS-18-0683	Vacated and abandoned government patent easements - expired	Approved by BCC	October 2018
ZC-18-0666	Reclassified a portion of APN 162-31-301-036 east of the Union Pacific Railroad to M-1 zoning for a parking lot – use permit, waivers, and design review expired	Approved by BCC	October 2018
UC-0396-17	Vehicle dismantling yard and waivers to reduce the setback between a vehicle dismantling yard and a non-industrial use	Withdrawn	September 2017
UC-0711-14	Vehicle dismantling yard and waivers to reduce the setback between a vehicle dismantling yard and a non-industrial use	Withdrawn	December 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment & Public Use	IL & PF (AE-65)	Detention basin
South	Business Employment	IL (AE-65)	Union Pacific Railroad & outdoor storage
East	Business Employment	IL & RS20 (AE-65)	Union Pacific Railroad, office/warehouse building, & outdoor storage
West	Business Employment	IL (AE-65)	Undeveloped

Related Applications

Application Number	Request
WS-25-0066	A design review and waiver of development standards for a warehouse (data center) 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 a streetlight and traffic control device easement and right-of-way that are not necessary for site, drainage, or roadway development 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 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

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

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: DYLAN RUSK

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