

EASEMENTS
(TITLE 30)

POST RD/CAMERON ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-21-400163 (VS-19-0588)-SLETTEN CONSTRUCTION NEVADA, INC:

VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Cameron Street (alignment) and Arville Street (alignment), and between Post Road (alignment) and Sobb Avenue (alignment) within Paradise (description on file). MN/sd/jo (For possible action)

RELATED INFORMATION:

APN:

162-31-301-019; 162-31-301-020

LAND USE PLAN:

WINCHESTER/PARADISE - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Easements

Site Plan & Applicant Justification

The applicant is requesting an extension of time for a previously approved vacation and abandonment application VS-19-0588. The approved application was a request to vacate and abandon patent easements on the subject property for a future industrial development. The plans depict the vacation and abandonment of 33 foot wide government patent easements internal to the project site and along the north, south, east, and west sides of the site. The applicant indicates the vacation of the easements are needed to develop the property. The request is for a 2 year extension to allow for recordation and completion of the mapping process because of the pandemic.

Previous Conditions of Approval

Listed below are the approved conditions for VS-19-0588:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that 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 on the west side of the UPRR to include the necessary portions of Post Road and Rogers Street for 60-foot-wide roadways, including all or a portion of an elbow or knuckle at the eastern terminus of Post Road with the radius to be approved by Public Works - Development Review, and the portion of a cul-de-sac, or alternate right-of-way approved by Public Works - Development Review, at the southern terminus of Rogers Street, and 30 feet for Cameron Street;
- Right-of-way dedication on the east side of the UPRR to include a curve at the intersection of Post Road and Arville Street with the radius to be as large as possible to be approved by Public Works - Development Review;
- Grant an access easement to the Union Pacific Railroad, owner of APN 162-31-401-024, or obtain a signed and notarized letter from an official with the company indicating that access is not needed, or, if access is needed and an easement is not satisfactory, grant right-of-way necessary to accommodate a future 60-foot-wide roadway;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0588	Vacation and abandonment of easements	Approved by BCC	October 2019
TM-19-500157	Discovery spectrum	Approved by BCC	October 2019
ZC-0076-06	Reclassified R-E and M-1 to M-1 zoning for a future office/warehouse complex	Approved by BCC	February 2006
TM-0028-06	1 lot industrial/commercial subdivision - expired	Approved by BCC	February 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Public Facilities	P-F	Detention basin
South	Industrial	M-1	Office/warehouse complex
East	Industrial	M-1	Undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

The applicant has made progress in developing this property, the applicant has submitted the required drainage study and off-site improvement plans which are under review by the Department of Public Works. For this reason, staff can support the extension request for an additional 2 years.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until October 16, 2023 to record.
- 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 re-approval by the utility companies is required.

Public Works - Development Review

- Compliance with previous conditions.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTEST:

APPLICANT: POST ROAD CAPITAL REF II, LLC

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