

01/18/22 PC AGENDA SHEET

EASEMENT
(TITLE 30)

PATRICK LN/PECOS RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0693-LV PECOS ROAD LP:

VACATE AND ABANDON easement of interest to Clark County located between Patrick Lane and Post Road and between Pecos Road and Pearl Street (alignment) within Paradise (description on file). JG/nr/jo (For possible action)

RELATED INFORMATION:

APN:

161-31-310-008

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

This application is a request to vacate and abandon an access easement (driveway) granted to Clark County under document number 971121:00795. The subject property is currently undeveloped; however, a distribution center was approved in May of 2021. The easement being eliminated is based on the new design of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0097	Distribution center with attached sidewalks and increased finish grade	Approved by BCC	May 2021
WS-0747-16	Office/warehouse complex	Withdrawn by BCC	February 2017
TM-0136-96	1 lot commercial subdivision	Approved by PC	May 1996
ZC-1263-94	Reclassified 1.4 acres from C-P to M-D zoning for an office/warehouse building	Approved by BCC	September 1994
ZC-1045-94	Reclassified 40 acres from R-E to M-D zoning for an office/warehouse complex	Approved by BCC	August 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Neighborhood	C-1 & R-E	Commercial, single family residential & undeveloped
South, West, & East	Business and Design/Research Park	M-D	Distribution centers & office/warehouse complexes

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 driveway easement that is not necessary for site access.

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

- Grant new easements;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- 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: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: LV PECOS ROAD LP

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