

EASEMENTS
(TITLE 30)

MOHAWK ST/SOBB AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0128-BEDROSIAN FAMILY TRUST & BEDROSIAN EDMUND V & AIDA TRS:

VACATE AND ABANDON easements of interest to Clark County located between Lindell Road and Edmond Street, and between Patrick Lane and Sobb Avenue within Spring Valley (description on file). MN/jgh/jo (For possible action)

RELATED INFORMATION:

APN:

163-36-701-009

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The subject parcel, within Spring Valley, is located at the alignment of Mohawk Street near Sobb Avenue. The applicant indicates the intent of the application is to vacate government patent easements, 33 feet wide on the north, east, and south sides and 3 feet wide along the west side of the property that are not needed for roads or utility purposes. This request will facilitate future development of the site.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|--|-----------------|--------------|
| NZC-21-0606 | Reclassified 2.5 acres from an R-E (AE-65) Zone to an M-D (AE-65) Zone for an office/warehouse | Approved by BCC | January 2022 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|---|------------------------|--------------------------|
| North | Neighborhood Commercial | R-E | Undeveloped |
| South | Business Employment | R-E | Undeveloped |
| East | Neighborhood Commercial | M-D | Office/warehouse |
| West | Ranch Estate Neighborhood (up to 2 du/ac) | R-E | Undeveloped |

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.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: PETERSEN MANAGEMENT LLC

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