

EASEMENTS
(TITLE 30)

POST RD/JIM ROGERS WY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-22-0206-UNLV RESEARCH FOUNDATION:

VACATE AND ABANDON easements of interest to Clark County located between Post Road and Briova Drive (alignment) and between Durango Drive and Jim Rogers Way within Spring Valley (description on file). MN/jgh/jo (For possible action)

RELATED INFORMATION:

APN:
163-33-401-027

LAND USE PLAN:
SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description

The subject parcel is located at the southwest corner of Post Road and Jim Rogers Way. The applicant indicates this request is to vacate a public drainage easement. The easement area is on the south side of Post Road between Durango Drive and Jim Rogers Way.

This application will allow for the vacation of an existing easement per the Clark County Public Works Department. The easement area will be encompassed in a new private drainage easement for which civil plans have been submitted.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0145	Offices as a principal use	Approved by BCC	May 2021
VS-0959-14	Vacated a portion of a cul-de-sac, which was part of Jim Rogers Way - recorded	Approved by PC	February 2014
DR-0894-14	Parking lot expansion in conjunction with a previously approved office building and pharmacy	Approved by BCC	January 2015
UC-0556-14	Offices as a principal use with a pharmacy	Approved by BCC	August 2014

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0448-08 (ET-0095-10)	First extension of time for public/quasi-public buildings and facilities for offices, laboratories, manufacturing (pharmaceutical), university related facilities, and ancillary uses with a reduction in parking - expired	Approved by BCC	August 2010
VS-1398-07 (ET-0356-09)	First extension of time to vacate patent easements and right-of-way for Gagnier Street and Sobb Avenue - recorded	Approved by PC	February 2010
UC-0448-08	Public/quasi-public buildings and facilities for offices, laboratories, manufacturing (pharmaceutical), university related facilities, and ancillary uses with a reduction in parking - expired	Approved by BCC	June 2008
TM-0103-08	UNLV Harry Reid Research and Technology campus - expired	Approved by PC	June 2008
VS-1398-07	Vacated patent easements and right-of-way for Gagnier Street and Sobb Avenue	Approved by PC	June 2008
ZC-1715-05	Reclassified 122 acres from R-E, R-2 & R-3 zoning to M-D zoning	Approved by BCC	December 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Business Employment	M-D	Undeveloped
South	Corridor Mixed-Use & Business Employment	C-2 & M-D	Office building & undeveloped
East	Business Employment	M-D	Office building & 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 a drainage easement that is 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

- Comply with approved drainage study PW21-16269, with the exception of the new drainage easement being privately owned and maintained instead of public, unless otherwise required by 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: WESTWOOD PROFESSIONAL SERVICES

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVE, STE 100, LAS VEGAS, NV 89118