

06/07/22 PC AGENDA SHEET

EASEMENTS  
(TITLE 30)

REDWOOD ST/GOMER RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-22-0217-A GRADING COMPANY:**

**VACATE AND ABANDON** easements of interest to Clark County located between Gomer Road and the Union Pacific Railroad (UPRR), and between Redwood Street (alignment) and the UPRR within Enterprise (description on file). JJ/nr/jo (For possible action)

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RELATED INFORMATION:

**APN:**

176-26-101-002

**LAND USE PLAN:**

ENTERPRISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of 33 foot wide patent easements on the east, south, west and portion of the north boundaries of the property. The applicant states that this is necessary to develop a storage facility. There is a right-of-way dedicated on the northern portion of Gomer Road. A cul-de-sac is being dedicated on this property; therefore, the patent easement will not be vacated on the roadway portion. Additional right-of-way is being dedicated and a bulb cul-de-sac is being built within the existing and new right-of-way.

**Surrounding Land Use**

|       | <b>Planned Land Use Category</b> | <b>Zoning District</b> | <b>Existing Land Use</b>        |
|-------|----------------------------------|------------------------|---------------------------------|
| North | Business Employment              | M-1                    | Recycling center & UPRR         |
| South | Business Employment              | M-1                    | Undeveloped                     |
| East  | Business Employment              | R-U                    | UPRR                            |
| West  | Business Employment              | M-1                    | Manufacturing & outside storage |

**Related Applications**

| <b>Application Number</b> | <b>Request</b>  |
|---------------------------|---|
| WS-22-0216                | An outside storage facility with landscaping and off-site improvement waivers 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.

**Public Works - Development Review**

Staff has no objection to the vacation of patent easements provided that sufficient and acceptable access is provided to the properties to the east and northeast.

**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 right-of-way necessary to accommodate a future 60 foot wide roadway along the northern property line or obtain a signed and notarized letter from an official with the Union Pacific Railroad indicating that an access easement with a minimum width of 30 feet, or a width approved by Clark County, will be sufficient;
- Right-of-way dedication to include 30 feet for Gomer Road and all of the off-set cul-de-sac as shown on the plan, unless the full 60 foot wide roadway is needed per the above condition, in which case the dedication requirement will be 30 feet for Gomer Road and the portion of the cul-de-sac adjacent to the eastern boundary of the site to allow the cul-de-sac dedication to be proportionally split between all properties;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and that all streets or access lanes must be code compliant.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:** Enterprise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** LAS VEGAS PAVERS MFG

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