

06/21/22 PC AGENDA SHEET

EASEMENTS & RIGHTS-OF-WAY  
(TITLE 30)

REDWOOD ST/ARBY AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-22-0243-RAINBOW NORTH SPE OWNER, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Badura Avenue and Arby Avenue and between Rainbow Boulevard and Redwood Street, and a portion of right-of-way being Arby Avenue, Badura Avenue, and a portion of Redwood Street located between Redwood Street and Badura Avenue within Enterprise (description on file). MN/nr/syp (For possible action)

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RELATED INFORMATION:

**APN:**

176-02-301-012 through 176-02-301-015; 176-02-301-021

**LAND USE PLAN:**

ENTERPRISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

The plans show 33 foot wide patent easements along the east and west property lines of APNs 176-02-301-012 through 176-02-301-015. The vacation is necessary for the development of the site. The plans also show the vacation of a 5 foot wide portion of right-of-way being Arby Avenue, Redwood Street, and Badura Avenue to accommodate a 5 foot wide detached sidewalk.

**Prior Land Use Requests**

| <b>Application Number</b> | <b>Request</b>   | <b>Action</b>   | <b>Date</b>    |
|---------------------------|--|-----------------|----------------|
| NZC-21-0285               | Reclassified 14 acres from R-E & C-2 to R-4 zoning for a multiple family development             | Approved by BCC | September 2021 |
| VS-18-0775                | Vacated and abandoned patent easements   | Approved by PC  | November 2018  |
| NZC-18-0551               | Reclassified the west 10 acres of this site to C-2 zoning (currently under resolution of intent) | Approved by BCC | October 2018   |
| ZC-0372-01                | Reclassified the east 5 acres of this site to C-2 zoning   | Approved by BCC | May 2001       |

### **Surrounding Land Use**

|       | <b>Planned Land Use Category</b>         | <b>Zoning District</b> | <b>Existing Land Use</b>             |
|-------|--|------------------------|--------------------------------------|
| North | Business Employment                      | C-2 & M-D              | Fleet fueling facility & undeveloped |
| South | Business Employment & Corridor Mixed Use | C-2, M-1, & U-V        | Undeveloped                          |
| East  | Business Employment                      | M-D                    | Office/warehouse development         |
| West  | Business Employment                      | C-2                    | Shopping center                      |

### **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 and rights-of-way 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**

- Right-of-way dedication to include 25 feet to the back of for Arby Avenue and 35 feet to the back of curb for Badura Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Fire Prevention Bureau**

- No comment.

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

- No objection.

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

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** RAINBOW NORTH SPE OWNER, LLC

**CONTACT:** LOCHSA ENGINEERING, 6345 S. JONES BLVD., SUITE 100, LAS VEGAS, NV 89118