

06/22/22 BCC AGENDA SHEET

EASEMENTS/RIGHTS-OF-WAY  
(TITLE 30)

WARM SPRINGS RD/BUFFALO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-22-0295-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO, LLC  
LEASE:**

**VACATE AND ABANDON** easements of interest to Clark County located between Warm Springs Road and Badura Avenue, and between Buffalo Drive and Pioneer Way (alignment); and a portion of a right-of-way being Warm Springs Road located between Buffalo Drive and Pioneer Way (alignment); a portion of right-of-way being Badura Avenue located between Buffalo Drive and Pioneer Way (alignment); and a portion of right-of-way being Buffalo Drive located between Warm Springs Road and Badura Avenue within Spring Valley (description on file). MN/rk/jo (For possible action)

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RELATED INFORMATION:

**APN:**

176-03-401-020

**LAND USE PLAN:**

SPRING VALLEY - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

The plans show the vacation and abandonment of various 33 foot wide patent easements that are located on the perimeter of the subject parcels. Additionally, the plans show the vacation and abandonment of a 5 foot wide portion of the south side of Badura Avenue and the east side of Buffalo Drive to accommodate a detached sidewalk. Along the north side of Warm Springs Road, a remnant portion of a right turn lane is also part of the vacation request.

**Prior Land Use Requests**

| <b>Application Number</b> | <b>Request</b>   | <b>Action</b>   | <b>Date</b>   |
|---------------------------|--|-----------------|---------------|
| ZC-1852-04                | Reclassified this site and the surrounding area to C-2 zoning for a future commercial development (Arroyo Commercial Center) | Approved by BCC | November 2004 |

**Surrounding Land Use**

|       | <b>Planned Land Use Category</b>                           | <b>Zoning District</b> | <b>Existing Land Use</b>  |
|-------|--|------------------------|---|
| North | Business Employment  | C-2                    | Undeveloped   |
| South | Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac) | C-2, R-2, & R-3        | Commercial center, single family residential, & undeveloped         |
| East  | Business Employment  | M-D, C-2, & R-E        | Office/warehouse & undeveloped                                      |
| West  | Business Employment & Corridor Mixed-Use                   | R-4, M-D, & C-2        | Multiple family residential, office/warehouse & commercial building |

The subject site and surrounding area are within the Public Facilities Needs Assessment (PFNA) area.

**Related Applications**

| <b>Application Number</b> | <b>Request</b>  |
|---------------------------|---|
| ZC-22-0294                | A zone change to reclassify this site to M-D zoning for a distribution center 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.

**Analysis****Public Works - Development Review**

Staff has no objection to the vacation of patent easements and right-of-way that are not necessary

**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**

- The installation of detached sidewalks will require the vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control;
- 30 days to coordinate with Public Works Design Division and to dedicate any necessary right-of-way and easements for the Badura Avenue /Buffalo Drive traffic signal project and the Maule Avenue/Badura Avenue project;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Fire Prevention Bureau**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MAJESTIC EJM ARROYO, LLC

**CONTACT:** JOHN VORNSAND, 62 SWAN CIRCLE, HENDERSON, NV 89074