

06/21/22 PC AGENDA SHEET

EASEMENT  
(TITLE 30)

LAS VEGAS BLVD NORTH/PUEBLA ST

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-22-0256-LVBN PROPERTY, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Las Vegas Boulevard North and Alexander Road, and between Puebla Street and Lamb Boulevard within Sunrise Manor (description on file). MK/rk/syp (For possible action)

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RELATED INFORMATION:

**APN:**  
140-08-101-007

**LAND USE PLAN:**  
SUNRISE MANOR - BUSINESS EMPLOYMENT

**BACKGROUND:**  
**Project Description**

The plans depict the vacation and abandonment of a public drainage easement. More specifically, they are requesting the vacation of an existing 80 foot wide public drainage easement and replacing it with an entirely new 50 foot wide drainage easement, that is sized and configured appropriately for a new concrete channel, culvert, ramps, and drainage structure. These improvements will be constructed in conjunction with a distribution center that has been approved on the property.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DR-21-0714	100,000 square foot distribution center	Approved by BCC	February 2022
UC-20-0133	Vehicle repair facility	Approved by BCC	May 2020
UC-19-0914	Commercial vehicle repair with office as a principal use - expired	Approved by BCC	January 2020
DR-0726-06	Warehouse facility - expired	Approved by PC	January 2007
ZC-2195-97	Reclassified the site to M-D zoning	Approved by BCC	January 1998

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
South & East	Business Employment	M-D	Warehouses & 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 the excess portions of drainage 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**

- Drainage study and compliance;
- Vacation shall not record prior to the bond release for the drainage improvements;
- Provide access through the site from the Las Vegas Boulevard North driveway as required by the Manager of the Public Works - Roads Division;
- Install an expanded metal security fence with specifications and areas as required by the Manager of the Public Works - Roads Division;
- Provide a minimum 50 foot radius at all turns or as required by the Manager of the Public Works - Roads Division;

- Revise legal description to only include the excess portions of the drainage easement prior to recording;
- Grant new easements as necessary and as required by the Manager of the Public Works - Roads Division;
- Coordinate with the owner of APN 140-08-201-010 to connect the concrete base and apron to the existing improvements at Las Vegas Boulevard North.

**Fire Prevention Bureau**

- No comment.

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

- No objection.

**TAB/CAC:** Sunrise Manor - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** JASON TREI

**CONTACT:** JASON TREI, TWC CONSTRUCTION, 431 EASTGATE RD 3RD FLOOR,  
HENDERSON, NV 89011