

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

JONES BLVD/TECO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0428-JONES TECO HOLDINGS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Post Road and Teco Avenue, and between Jones Boulevard and Duneville Street (alignment); and a portion of right-of-way being Jones Boulevard located between Post Road and Teco Avenue within Spring Valley (description on file). MN/gc/syp (For possible action)

RELATED INFORMATION:

APN:

163-36-401-007

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 33 foot wide government patent easements along the north and east property lines, a 7.5 foot wide government patent easement along the south property line, and a 5 foot wide portion of right-of-way being Jones Boulevard. The applicant states that the government patent easements are not necessary for the development of the property and the vacation of the 5 foot wide portion of right-of-way is to allow for detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0413-08	Reclassified the site to C-1 zoning for a shopping center subject to 3 years to complete - expired	Approved by BCC	September 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	C-P	Hospice care facility
South	Corridor Mixed-Use	C-2	Undeveloped (approved for a mini-warehouse facility per UC-20-0461)
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Business Employment	M-D	Distribution center

Related Applications

Application Number	Request
NZC-22-0397	A nonconforming zone change request from R-E to M-D zoning, waivers of development standards to reduce setbacks, eliminate landscaping adjacent to a less intensive use, eliminate the sidewalk between the building and parking area, reduce driveway throat depth, and reduce driveway departure distance, and design reviews for an office/warehouse complex, alternative parking lot landscaping, and finished grade 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 easements and right-of-way that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 19, 2022 at 9:00 a.m., unless otherwise announced.

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 20.5 feet to the back of curb for Teco Avenue and associated spandrel;
- Coordinate with Public Works - Development Review Division regarding the purchase of the vacated right-of-way;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Jones Boulevard improvement project;
- 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: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: ELISHA ATIAS

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