

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

LINDELL RD/SUNSET RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0436-HD SUNSET DECATUR, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Lindell Road and Hauck Street and between Teco Avenue (alignment) and Sunset Road and a portion of a right-of-way being Sunset Road located between Lindell Road and Hauck Street within Spring Valley (description on file). MN/jad/syp (For possible action)

RELATED INFORMATION:

APN:

163-36-801-025; 163-36-801-026

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 33 foot wide patent easements located on the perimeter of both parcels, and 5 feet of Sunset Road. The applicant indicates the easements are not needed in conjunction with a proposed industrial business park, and the right of way is no longer needed in order to accommodate a detached sidewalk.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1525-02	Vacated government patent easements - recorded	Approved by PC	December 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D	Transportation facility, vehicle maintenance facility, & parking lot (taxi cabs)
South	Business Employment	M-D	RTC maintenance facility & overflow parking lot
East	Business Employment	R-E	Undeveloped
West	Neighborhood Commercial	R-E	Drainage channel

Related Applications

Application Number	Request
ZC-22-0435	Zone change to reclassify to M-D zoning for an industrial business park 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.

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 55 feet to the back of curb for Sunset Road;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Sunset Road, improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- 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.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: HD SUNSET DECATUR, LLC

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