

11/16/22 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

CAREY AVE/BETTY LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0534-NELLIS 10 LAND, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Nellis Boulevard and Betty Lane, and between Carey Avenue and Alto Avenue within Sunrise Manor (description on file). MK/bb/syp (For possible action)

RELATED INFORMATION:

APN:

140-16-401-006

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The applicant is proposing to construct a 227,760 square foot distribution center on this site and adjacent properties 140-16-401-010 and 011. The subject site has 2 pedestrian access easements that were recorded in 2006 and 2007 with missing exhibits. The easements need to be vacated to develop the distribution center.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-0306-06 (ZC-0954-06)	Request to waive full off-site improvements	Denied by BCC	November 2006
ZC-0954-06	Reclassify from M-D (AE-65 & AE-70) to M-1 (AE-65 & AE-70)	Approved by BCC	August 2006
UC-0776-04	Communication facility	Approved by PC	July 2004
UC-1877-98	Overhead power transmission line	Approved by PC	January 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D	Parking and storage
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-D	Single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Nellis AFB (Incorporated)	M-1	Nellis AFB
West	Business Employment	M-1	Undeveloped

Related Applications

Application Number	Request
WS-22-0533	Waivers of development standards for an attached sidewalk, throat depth, cross access, wall height, increased grade and alternative parking lot landscaping 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 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

- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Carey Avenue improvement project;
- Grant new easements;
- 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: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: NELLIS 10 LAND, LLC

CONTACT: PHILLIP DUNNING, PANATTONI DEVELOPMENT COMPANY, 3930
HOWARD HUGHES PARKWAY, SUITE 360, LAS VEGAS, NV 89169