

EASEMENTS
(TITLE 30)

UPDATE
TORINO AVE/I-15

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-22-0470-GREEN WOOD VALLEY INC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between I-15 and Dean Martin Drive and between Pebble Road and Ford Avenue within Enterprise (description on file). JJ/sd/syp (For possible action)

RELATED INFORMATION:

APN:
177-17-404-007; 177-17-404-008; 177-17-404-014

LAND USE PLAN:
ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description

The plans depict the vacation and abandonment of government patent easements on the north, south, east, and west property lines of each parcel. The applicant states that these easements are no longer needed for the development of the property.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-20-900006	Billboard digital sign conversion	Approved by ZA	January 2020
ADR-1102-10	Off-premises billboard digital sign - expired	Approved by ZA	November 2010
VC-0979-99	Increased signage in conjunction with a plant nursery	Approved by PC	August 1999
VS-1538-97	Vacated a portion of Torino Ave	Approved by BCC	October 1997
VC-1189-97	Allowed a plant nursery for the southern portion of this site - expired	Approved by PC	September 1997
VC-0929-95	Allowed a plant nursery for the northern portion of the site	Approved by PC	July 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	H-2	Undeveloped
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	H-2	Undeveloped
East	Entertainment Mixed-Use	R-3 & H-1	I-15 & multiple family residential
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	H-2 & R-E	Single family residential

This site is located in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
ZC-22-0471	A zone change with waivers of development standards and a design review for an office/warehouse building 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 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 30 feet and a portion of the cul-de-sac for Torino Avenue;
- 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 this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA).

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions; and that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS: 2 cards

COUNTY COMMISSION ACTION: October 4, 2022 – HELD – To 11/16/22 – per the applicant.

APPLICANT: GREEN WOOD VALLEY INC

CONTACT: G. C. GARCIA, INC C/O GEORGE GARCIA, 1055 WHITNEY RANCH DRIVE, SUITE 210, LAS VEGAS, NV 89014