

03/22/23 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

CHEYENNE AVE/LAMB BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0009-RA PLAZA, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Cheyenne Avenue and Cecile Avenue, and between Lamb Boulevard and Abels Lane within Sunrise Manor (description on file). MK/al/syp (For possible action)

RELATED INFORMATION:

APN:

140-17-110-002

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The applicant is proposing to develop the site as a distribution and warehouse facility. The request is to vacate public access easements located along Lamb Boulevard and Cheyenne Avenue that were dedicated at the locations of driveways for a previously approved office/warehouse development that was not constructed. The proposed driveway locations for the distribution and warehouse facility do not align with the existing easements.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-0559-05	A cell tower located on the southeastern corner of the site	Approved by ZA	June 2005
ZC-1125-96	Reclassified the site to an M-1 zoning for an office/warehouse facility	Approved by BCC	September 1996

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-1	Undeveloped
South	Business Employment	M-1	Distribution facility
East	Business Employment	M-1	Outside storage yard
West	Business Employment	C-2, M-D & M-1	Convenience store with gasoline station, distribution facility, & undeveloped

Related Applications

Application Number	Request
WS-23-0008	A waiver of development standards for a distribution and warehouse facility 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 driveway 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:**Comprehensive 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

- 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

- 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.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: RG 3102 N. LAMB, LLC

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR. SUITE 650, LAS VEGAS, NV 89135