

EASEMENTS/RIGHT-OF-WAY  
(TITLE 30)

SUNSET RD/PIONEER WAY

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-23-0105-BEEDIE NV PROPERTY, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Post Road (alignment) and Sunset Road, and between Pioneer Way (alignment) and Tenaya Way; and a portion of a right-of-way being Pioneer Way located between Post Road (alignment) and Sunset Road within Spring Valley (description on file). MN/gc/syp (For possible action)

**RELATED INFORMATION:**

**APN:**

163-34-401-016; 163-34-401-022; 163-34-411-014

**LAND USE PLAN:**

SPRING VALLEY - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of 8 foot to 33 foot wide government patent easements on the southern 2 parcels; a 5 foot wide portion of right-of-way being Pioneer Way on the northern parcel; and a 3 foot wide streetlight and traffic control devise easement on the northern parcel. The applicant states vacating the government patent easements will allow a proposed distribution center to span across all 3 lots, and vacating the 5 foot wide portion of right-of-way will allow for detached sidewalks. Additionally, the vacation of the 3 foot wide streetlight and traffic control devise easement is necessary since a 10 foot wide streetlight and traffic control devise easement will be granted in its place.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-1698-06	Reclassified the northern subject parcel from R-E to M-D zoning	Approved by BCC	January 2007

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & South	Business Employment	M-D	Distribution centers
East	Business Employment	M-D & R-E	Undeveloped

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
West	Business Employment	M-D & R-E	Office/warehouse & undeveloped

The subject site is located within the Public Facilities Needs Assessment (PFNA) area.

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-23-0104	A zone change to reclassify the southern 2 parcels from R-E to M-D zoning with waivers for cross access requirements, reduced throat depth, and reduced driveway departure distance; and design reviews for a distribution center, alternative parking lot landscaping, and finished grade is a companion item on this agenda.
TM-23-500020	A tentative map for a 1 lot industrial subdivision 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:****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**

- Right-of-way dedication to include 55 feet to the back of curb for Sunset Road, 25 feet to the back of curb for Pioneer Way, and associated spandrel;
- 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;
- 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, dedication to back of curb 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:** BEEDIE NV PROPERTY, LLC

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