

EASEMENTS & RIGHT-OF-WAY  
(TITLE 30)

JONES BLVD/MAULE AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-23-0152-NV LAS DEC, LLC:**

**AMENDED VACATE AND ABANDON** easements of interest to Clark County located between Jones Boulevard and Torrey Pines Drive, and between Maule Avenue and Roy Horn Way; a portion of a right-of-way being Bronco Street located between Maule Avenue and Roy Horn Way; a portion of right-of-way being Pama Lane located between Jones Boulevard and Torrey Pines Drive; and a portion of right-of-way being Maule Avenue located between Jones Boulevard and Torrey Pines Drive (previously not notified) within Enterprise (description on file). MN/md/syp (For possible action)

**RELATED INFORMATION:**

**APN:**

176-02-601-004 through 176-02-601-007; 176-02-601-010; 176-02-601-011; 176-02-601-014 through 176-02-601-016

**LAND USE PLAN:**

ENTERPRISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

The plans show the vacation of 3 foot wide to 33 foot wide government patent easements along the boundaries of the subject parcels. The plans also show the vacation of a portion of Maule Avenue, Bronco Street, and Pama Lane along the southern, eastern, and northern boundaries of the center parcel, APN 176-02-601-016. The applicant indicates that the easements and portions of the right-of-way are no longer required and approval of this application will allow development of the parcels.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-22-0459	Electric substation, transmission lines, increase the height of utility structures, and eliminate trash enclosure; waivers for off-site improvements and modified driveway design standards; and a design review to increase finished grade	Approved by BCC	January 2023

### Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0877	Reclassified the site to M-D zoning for a data center with a use permit for a communication tower; waivers for exterior accent color, horizontal rooflines, increase wall height; monotonous block walls; ground mounted lighting; alternative street landscaping, parking lot landscaping, alternative trash enclosures, signage; and a design review to increase finished grade	Approved by BCC	January 2020
VS-19-0878	Vacated and abandoned easements and right-of-way - expired	Approved by BCC	January 2020
TM-19-500232	1 lot commercial subdivision	Approved by BCC	January 2020
TM-0069-08	Commercial subdivision - expired	Approved by PC	May 2008
VS-0239-08	Vacated and abandoned portions of Pama Lane, Bronco Street, and Maule Avenue, and patent easements throughout the subject site - expired	Approved by PC	April 2008
TM-0266-05	Commercial subdivision - expired	Approved by PC	June 2005
DR-0488-04	Vehicle sales facility - expired	Approved by PC	May 2004
ZC-1730-02	Reclassified the site from C-2 to M-D zoning - expired	Approved by BCC	January 2003
ZC-0475-99	Reclassified the site from R-E to C-2 zoning	Approved by BCC	May 1999

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	C-2 & M-D	CC 215, office/warehouse development, and undeveloped
South	Business Employment	R-E, M-D, & M-1	Vehicle repair facility, vehicle sales facility, and office/warehouse developments
East	Business Employment	M-D	Data center
West	Business Employment	C-2	Vehicle sales facilities with accessory uses

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

### **Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-23-0151	A request to reclassify a 1.3 acre portion of the site to M-D zoning with use permits, waivers of development standards; and design reviews for a data center, electrical substation, and signs is a companion item on this agenda.
TM-23-500035	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 patent 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 25 feet to the back of curb for Maule Avenue;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Beltway Frontage 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, and 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:** Enterprise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** STEPHAN ATKIN

**CONTACT:** STEPHAN ATKIN, SWITCH, 5725 W. BADURA AVE., SUITE 100, LAS VEGAS, NV 89118