

02/06/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0839-MKAT CAPITAL GROUP, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Post Road; and between Santa Margarita Street and Redwood Street; and a portion of right-of-way being Santa Margarita Street located between Patrick Lane and Post Road within Spring Valley (description on file). MN/hw/syp (For possible action)

RELATED INFORMATION:

APN:

163-35-301-014

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 33 foot wide government patent easements that run along the north, east, and south boundaries of the subject site. The plans show that an 8 foot portion of a patent easement will be vacated along the western portion of the site along Santa Margarita Street. The plans also depict the vacation and abandonment of a 3 foot wide streetlight and utility easement that runs along the western edge of the site. Five feet of right-of-way is proposed to be vacated from the eastern portion of Santa Margarita Street. The applicant states the vacation of the patent easement is needed to allow for the development of the site, and that the patent easements are no longer needed for any roads or utilities. The applicant also states the vacation of the right-of-way and streetlight and utility easement is needed to provide detached sidewalks and other off-site improvements for the proposed development.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-23-400004 (Nzc-18-0813)	Second extension of time to reclassify the site from R-E to C-P zoning for an office complex and major training facility	Denied by BCC	March 2023
ADET-22-900001 (Nzc-18-0813)	First extension of time to reclassify the site from R-E to C-P zoning for an office complex and major training facility - expired	Approved by ZA	February 2022
Nzc-18-0813	Reclassified the site from R-E to C-P zoning for an office complex and major training facility - expired	Approved by BCC	January 2019

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0594-17	Reclassified the site from R-E to C-P zoning for an office center - expired	Held	December 2017
NZC-0558-07	Reclassified the site from R-E to C-P zoning for an assisted living facility - expired	Approved by BCC	July 2007
NZC-0753-04	Reclassified the site from R-E to C-P zoning for an office center - expired	Withdrawn	May 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Place of worship
South & East	Open Lands	R-E	Undeveloped
West	Corridor Mixed-Use	C-2	Mini-warehouse facility

Related Applications

Application Number	Request
PA-23-700048	A plan amendment to change the land use plan designation from Ranch Estate Neighborhood (RN) to Business Employment (BE) is a companion item on this agenda.
ZC-23-0838	A zone change to reclassify the site from R-E to M-D zoning with a use permit, waivers of development standards, and design reviews for a proposed office/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 easements that are not necessary for site, drainage, or roadway development and right-of-way for detached sidewalks.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners’ meeting for final action on March 6, 2024, at 9:00 a.m., unless otherwise announced.

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 within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- 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 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: MKAT CAPITAL GROUP, LLC

CONTACT: PARKER SIECK, 1980 FESTIVAL PLAZA DR., SUITE 650, LAS VEGAS, NV 89135