

02/16/21 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

BUFFALO DR/BADURA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-20-0583-GERBER FAMILY TRUST ETAL & GERBER, JASON MICHAEL TRS:

VACATE AND ABANDON easements of interest to Clark County located between Badura Avenue and Arby Avenue, and between Buffalo Drive and Tenaya Way within Spring Valley (description on file). MN/al/jd (For possible action)

RELATED INFORMATION:

APN:

176-03-302-008

LAND USE PLAN:

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

The site was reclassified to an M-D zone and approved as an office/warehouse complex. The request is to vacate 3 foot to 33 foot wide government patent easements along the perimeter of the parcel that the applicant indicates are not necessary for the development of this site. Any portions of the easements that are needed for right-of-way dedication or drainage and/or utility easements will be retained.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0348	Reclassified the site to M-D zoning for an office/warehouse complex	Approved by BCC	December 2018

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Business and Design/Research Park	C-2	Undeveloped

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 Comprehensive 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 35 feet to back of curb for Badura Avenue, 30 feet for Arby Avenue, 30 for Pioneer Way and associated spandrels;
- 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 dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GERBER FAMILY TRUST

CONTACT: BAUGHMAN & TURNER, INC., 1210 HINSON ST., LAS VEGAS, NV 89102