

EASEMENTS & RIGHTS-OF-WAY  
(TITLE 30)

**UPDATE**  
DEAN MARTIN DR/ROBINDALE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-21-0102-2567 E. WASHBURN RD., LLC, ET AL:**

**VACATE AND ABANDON** easements of interest to Clark County located between Eldorado Lane and Robindale Road, and between Dean Martin Drive and Procyon Street, and portions of a rights-of-way being Maulding Avenue and Robindale Road located between Dean Martin Drive and Procyon Street, and Polaris Avenue located between Eldorado Lane and Robindale Road within Enterprise (description on file). MN/jt/jd (For possible action)

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RELATED INFORMATION:

**APN:**

177-08-202-008; 177-08-202-009; 177-08-206-001 through 177-08-206-003; 177-08-207-001; 177-08-207-003

**LAND USE PLAN:**

ENTERPRISE - OFFICE PROFESSIONAL

ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of both patent easements and rights-of-way. Easements to be vacated include 33 foot wide patent easements on the west side of parcels 177-08-206-002 & 177-08-206-003; north, east, and west sides of parcel 177-08-207-001; and west side of parcel 177-08-207-003. Three foot wide easements to be vacated are located on the north and east sides of parcel 177-08-206-002 and the east side of parcel 177-08-206-003.

Right-of-way to be vacated includes 60 feet wide (full street width) and 30 feet wide (half street width) for Maulding Avenue. Additional rights-of-way to be vacated include 30 feet wide (half street width) of Polaris Avenue and 5 feet wide portion of Robindale Road to accommodate a detached sidewalk.

The applicant indicates that the vacation and abandonment of these patent easements and rights-of-way will facilitate the development of an office/warehouse complex on the site.

**Prior Land Use Requests**

| <b>Application Number</b> | <b>Request</b>   | <b>Action</b>   | <b>Date</b>  |
|---------------------------|--|-----------------|--------------|
| LUP-20-700013             | Requested to change the Land Use Plan from Office Professional to Business and Design/Research Park - Enterprise Town Advisory Board recommended denial - process canceled | N/A             | N/A          |
| VS-19-0458                | Request to vacate and abandon patent easements and rights-of-way - expired   | N/A             | N/A          |
| ZC-19-0457                | Reclassified the eastern parcel to C-P zoning for an office building   | Approved by BCC | August 2019  |
| ZC-1026-05                | Reclassified many parcels, including the western parcels of this site, to an RNP-I Overlay District  | Approved by BCC | October 2005 |
| ZC-0659-03                | Reclassified the central parcels and adjacent parcels to the north to C-P zoning for an office complex   | Approved by BCC | August 2003  |

**Surrounding Land Use**

|       | <b>Planned Land Use Category</b>  | <b>Zoning District</b>  | <b>Existing Land Use</b>                  |
|-------|---|-------------------------|---|
| North | Office Professional & Public Facilities   | C-P, R-E, & P-F         | Undeveloped & fire station                |
| South | Rural Neighborhood Preservation (up to 2 du/ac), Public Facilities, & Office Professional | R-E (RNP-I), R-E, & P-F | Single family residential & undeveloped   |
| East  | Office Professional & Business Design Research Park                                       | C-P & M-D               | Office complex & office/warehouse complex |
| West  | Rural Neighborhood Preservation (up to 2 du/ac)   | R-E (RNP-I)             | Undeveloped                               |

**Related Applications**

| <b>Application Number</b> | <b>Request</b>   |
|---------------------------|--|
| NZC-21-0101               | A request to reclassify the site to M-D zoning for an office/warehouse complex is a companion item on this agenda. |
| TM-21-500026              | A 1 lot commercial 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 rights-of-way that are not necessary for site, drainage, or roadway development.

### **Staff Recommendation**

Approval. This item has been forwarded to the Board of County Commissioners meeting for final action.

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.

**PLANNING COMMISSION ACTION:** May 4, 2021 – APPROVED – Vote: Aye: Stone, Waltho, Nguyen, Frasier, Kilarski, Castello Nay: Kirk

### **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 the back of curb for Robindale Road, 35 feet to the back of curb for Dean Martin Drive, a County approved turnaround for Polaris Avenue, and associated spandrel;
- 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.

**TAB/CAC:** Enterprise - approval.

**APPROVALS:** 2 cards

**PROTESTS:** 8 cards, 3 letters

**APPLICANT:** HOWARD ICKES

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