

07/06/21 PC AGENDA SHEET

EASEMENTS  
(TITLE 30)

LINCOLN RD/ALTO AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-21-0236-SFM2G, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Lincoln Road and Lamb Boulevard, and between Alto Avenue and Cecile Avenue (alignment) within Sunrise Manor (description on file). WM/rk/jd (For possible action)

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RELATED INFORMATION:

**APN:**  
140-18-602-001

**LAND USE PLAN:**  
SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

This application is a request to vacate and abandon 2 access easements as granted to Clark County under document number 20190826:03037. The subject property is currently undeveloped; however, there is a companion item on the agenda for a proposed distribution warehouse. The easements being eliminated are being shifted slightly based on the new design of the site.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DR-17-1110	Food processing facility - expired	Approved by BCC	February 2018
DR-0455-07	Office & warehouse building - expired	Approved by BCC	June 2007
ZC-0740-96	Reclassified this site to M-D zoning for an office & warehouse complex	Approved by BCC	June 1996

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Industrial	M-1	Undeveloped
South, & West	Business and Design/Research Park	M-D	Undeveloped & office/warehouse complex

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
East	Business and Design/Research Park	R-E	Undeveloped

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-21-0235	A waiver of development standards for a distribution center consisting of 1 building with waivers for throat depth and cross access 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 pedestrian access 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**

- Grant necessary easements;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Building Department - Fire Prevention**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:** Sunrise Manor - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** LINDSAY BROWN

**CONTACT:** LINDSAY BROWN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135