

EASEMENTS
(TITLE 30)

UPDATE
RAINBOW BLVD/ERIE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-21-0190-PETERSON S & A 1997 TRUST ET AL:

VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Redwood Street (alignment) and between Erie Avenue (alignment) and Levi Avenue (alignment) within Enterprise (description on file). JJ/jor/jd (For possible action)

RELATED INFORMATION:

APN:
176-35-201-001, 176-35-201-002, & 176-35-201-003

LAND USE PLAN:
ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:
Project Description

The site plan depicts 3 parcels located on the east side of Rainbow Boulevard, and the north side of Erie Avenue (alignment). APNs 176-38-201-001 and 176-38-201-002 are located east of Rainbow Boulevard, and the third parcel APN 176-35-201-003 is located east of APN 176-38-201-002.

APN 176-35-201-001 has a 3 foot wide easement along the north property line adjacent to an existing Las Vegas Valley Water District easement and there are existing government patent easements along the east and south property lines of this parcel. Furthermore, there are existing patent easements along the north, east, and south sides of APN 176-35-201-002. In addition, there are existing government patent easements along the north, south, east, and west property lines of APN 176-35-201-003. Per the applicant, these easements are no longer necessary and need to be vacated for future development.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-1150-07	Allowed a communication tower	Approved by ZA	August 2007
ZC-1386-01	Reclassified APN 176-35-201-003 from R-E to M-D zoning for an office/warehouse building - expired	Approved by BCC	March 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-E	Undeveloped & Union Pacific Railroad
South	Open Land	R-E	Undeveloped & Union Pacific Railroad
East	Public Facilities	R-E & P-F	Desert Oasis High School & undeveloped western portion
West	Office Professional & Major Projects (Mountains Edge) - Residential (up to 14 du/ac)	RUD	Undeveloped

Related Applications

Application Number	Request
PA-21-700002	A transportation element amendment for Erie Avenue is a companion item on this agenda.
ZC-21-0191	A zone change, waiver of development standards, and design review for an industrial development is a companion item on this agenda.
TM-21-500047	A tentative map for 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 patent easements that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval. This item has been forwarded to the Board of County Commissioners 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: June 15, 2021 – APPROVED – Vote: Unanimous
Absent: Kilarski, Frasier

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 55 feet to the back of curb for Rainbow Boulevard;
- If required by the Regional Transportation Commission, grant an easement for a 5 foot by 25 foot bus shelter pad area behind the sidewalk approximately 80 feet north of Erie Avenue (alignment);
- 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.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended (fire access T turnaround may not be proper size).

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS: 1 card, 3 letters

APPLICANT: PETERSON S&A 1997 TRUST ET AL

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