

07/20/21 PC AGENDA SHEET

EASEMENTS & RIGHT-OF-WAY  
(TITLE 30)

RUSSELL RD/DECATUR BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-20-0534-VEGAS AIRO 1, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Russell Road and Diablo Drive and between Edmond Street and Decatur Boulevard and a portion of a right-of-way being Russell Road between Edmond Street and Decatur Boulevard and a portion of right-of-way being Decatur Boulevard between Russell Road and Diablo Drive within Spring Valley (description on file). MN/jvm/jd (For possible action)

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RELATED INFORMATION:

**APN:**

163-25-802-007; 163-25-802-008; 163-25-802-015; and 163-25-802-016

**LAND USE PLAN:**

SPRING VALLEY - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

This application is a request to vacate and abandon the following: 1) patent easements; 2) pedestrian access easements; 3) rights-of-way; and 4) a drainage easement. The plans depict the vacation and abandonment of 33 foot wide patent easements located on the north and west sides of APN 163-25-802-008. The second part of the request is to vacate 2 pedestrian access easements along a portion of Russell Road on the south side of the site. The third part of this request is to vacate a 5 foot wide portion of both Russell Road and Decatur Boulevard. The fourth part of the request is for the abandonment of a drainage easement in the north eastern portion of the site that is no longer needed for the development of the site.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
NZC-19-0449	Reclassified a portion of the site from M-D to C-2 zoning for a condominium hotel with short term lodging	Approved by BCC	October 2019
ZC-2012-05	Reclassified this site to M-D and C-2 zoning for an office/warehouse development, shopping center, and office uses	Approved by BCC	February 2005

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Business and Design/Research Park	M-D	Office/warehouse development
East	Industrial	C-1	Undeveloped
South	Business and Design/Research Park & Commercial General	C-2	Undeveloped
West	Business and Design/Research Park	M-D	Undeveloped

**Related Applications**

<b>Application Number</b>	<b>Request</b>
TM-20-500189	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 right-of-way 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**

- 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; that Clark County Public Works does not maintain meandering sidewalks; and that compliance with the Uniform Standard Drawings is required.

**Building Department - Fire Prevention**

- No comment.

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

- No objection.

**TAB/CAC:** Spring Valley - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** VEGAS AIRO 1, LLC

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