

07/20/21 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

RAINBOW BLVD/RICHMAR AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0264-TRAJAN HOLDINGS LLC:

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

RELATED INFORMATION:

APN:

176-23-301-007; 176-23-301-020

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

This application is a request to vacate and abandon public road and patent easements on APNs 176-23-301-007 & 176-23-301-020. This vacation is for a 33 foot wide patent easement around the perimeter of APN 176-23-301-007 and for 30 foot wide and 15 foot wide public road easements within APN 176-23-301-020. This is requested because the roadways for the Santa Margarita Street and Meranto Avenue alignments are no longer needed at this location. In addition, a 15 foot wide easement for Rainbow Boulevard along the western edge of APN 176-23-301-020 is being requested to be vacated as this is excess area not needed for right-of-way dedication once the required right-of-way dedication is provided for Rainbow Boulevard. A similar request was approved by VS-0756-17, which has since expired.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400107 (NVC-0312-17)	First extension of time to reclassify 6.5 acres from R-E to M-1 zoning for a truck parking and storage facility	Approved by BCC	November 2020
NVC-19-0835	Reclassified a 7.4 acre portion of a 25 acre parcel from R-E to M-1 zoning to expand an approved truck parking and storage facility (NVC-0312-17)	Approved by BCC	January 2020

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0756-17	Vacated easements of interest to Clark County located between Rainbow Boulevard and Redwood Street, and between Serene Avenue and Richmar Avenue alignment - expired	Approved by PC	October 2017
NZC-0312-17	Reclassified 6.5 acres from R-E to M-1 zoning for a truck parking and storage facility	Approved by BCC	July 2017

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-E, C-2, & M-1	Undeveloped
South	Business and Design/Research Park & Industrial	R-E & M-1	Undeveloped & storage yard
East	Industrial	M-1	Storage yards & warehouse building
West	Business and Design/Research Park, Major Development Project (Mountain's Edge), & Office Professional	R-E & C-1	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 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 60 feet for Rainbow Boulevard, 30 feet for Richmar Avenue, 30 feet for Redwood Street, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the final map;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: TRAJAN HOLDINGS LLC

CONTACT: CIVILWORKS INC, 4945 WEST PATRICK LANE, LAS VEGAS, NV 89118