

09/21/21 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

VALLEY VIEW BLVD/BLEU DIAMOND RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0395-DIAMOND VALLEY VIEW LTD:

VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Dean Martin Drive, and between Blue Diamond Road and Mesa Verde Lane within Enterprise (description on file). MN/jgh/jo (For possible action)

RELATED INFORMATION:

APN:

177-08-401-004

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

The subject parcel within Enterprise is located to the east of the intersection of Valley View Boulevard and Windmill Lane. The applicant indicates this request is to vacate government patent easements. The plans show the easements are 33 feet wide and are located on the north, south, and east boundaries of the subject parcel. The applicant indicates that the easements are not needed for road or utility purposes.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-20-0602	Reclassified from R-E to M-D zoning	Approved by BCC	March 2021
ZC-1092-06 (ET-0262-09)	First extension of time to reclassify from R-E to H-1 zoning	Approved by BCC	November 2009
ZC-1092-06	Reclassified from R-E to H-1 zoning	Approved by BCC	September 2006
UC-0480-99	Installation of a new overhead electrical power transmission line	Approved by PC	May 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D	Undeveloped
South	Business and Design/Research Park	M-D	Commercial vehicle wash
East	Business and Design/Research Park	M-D	Warehouse building
West	Business and Design/Research Park	M-D	Warehouse complex

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 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

- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: PETERSEN MANAGEMENT, LLC

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