

EASEMENTS
(TITLE 30)

UPDATE
WARM SPRINGS RD/BELCASTRO ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0289-LHSFS WARM SPRINGS HOLDINGS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and between Belcastro Street and Tenaya Way within Spring Valley (description on file). MN/jt/jd (For possible action)

RELATED INFORMATION:

APN:

176-03-801-008

LAND USE PLAN:

SPRING VALLEY - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of government patent easements, which consist of 33 foot wide easements along the north and west property lines and 3 feet of the 33 foot wide easement located along the east property line. The applicant indicates that the easements are not needed for the proposed office/warehouse complex, which is a companion application.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D	Office/warehouse complex
South	Residential High (8 du/ac to 18 du/ac)	R-3 & C-2	Single family residential & commercial complex
East	Public Facilities	P-F	Water reservoir & pump station
West	Office Professional	C-P	Office building

The subject site and surrounding properties are in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
NZC-21-0290	A nonconforming zone boundary amendment to an M-D zone for an office/warehouse complex is a companion item on this agenda.

Related Applications

Application Number	Request
TM-21-500091	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 meeting 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: August 3, 2021 – APPROVED – Vote: Unanimous
Absent: 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 45 feet to the back of curb for Warm Springs Road, 30 feet for Belcastro 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.

- 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.

TAB/CAC: Spring Valley - approval.

APPROVALS: 2 cards

PROTESTS: 1 card

APPLICANT: PARTING SEAS INVESTMENTS, LLC

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