

EASEMENTS
(TITLE 30)

UPDATE
ARVILLE ST/SLOAN RD
(SLOAN)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0367-GK ACQUISITIONS, LLC & GKT ACQUISITIONS, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Arville street and the off ramp for Sloan Road from South I-15, and between Sloan Road and a point approximately 655 feet to the south within South County (description on file). JJ/jgh/jo (For possible action)

RELATED INFORMATION:

APN:

191-19-701-004

LAND USE PLAN:

SOUTH COUNTY (SLOAN) - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

The subject parcel is within the South County and is located along the frontage of Arville Street. The intent of the application is to vacate government patent easements that are not needed for road or utility purposes. The plans show easements that are 33 feet wide, on the north, south, and east boundaries of the subject parcel. This request is intended to facilitate any future development of the site.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Business and Design/Research Park	R-U	Undeveloped
East	Public Facilities	R-U	I-15
West	Industrial	M-1	Industrial Storage

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 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 40 feet to the back of curb for Arville Street;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording;
- Applicant shall coordinate with Public Works - Development Review to apply for a Bureau of Land Management (BLM) right-of-way grant to provide access to the parcel.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS: 2 cards

PROTESTS: 2 cards

PLANNING COMMISSION ACTION: September 21, 2021 – HELD – To 10/05/21 – per the applicant.

APPLICANT: GK ACQUISITIONS LLC; GKT ACQUISITIONS, LLC

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