

EASEMENTS
(TITLE 30)

UPDATE
SLOAN RD/DIXON ST
(SLOAN)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0368-GK ACQUISITIONS, LLC ET AL & GRAGSON S & J FAMILY TRUST:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Cameron Street (alignment) and Arville Street, and between Sloan Road and Dixon Street (alignment) within South County (description on file). JJ/jgh/jd (For possible action)

RELATED INFORMATION:

APN:

191-19-201-002

LAND USE PLAN:

SOUTH COUNTY (SLOAN) - INDUSTRIAL

BACKGROUND:

Project Description

The subject parcel within South County is located along the frontage of Sloan Road and Dixon Street. The applicant indicates this request is to vacate government patent easements that are not needed for roads or utility purposes. The surrounding area is largely undeveloped, and this application will facilitate future development of the site. The plans show that Sloan Road intersects this parcel and there are easements along all 4 sides of the parcel to the north, south, east, and west that are being vacated for this request. The easements being vacated range in size from 3 feet to 33 feet in width.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	R-U & RT	Single family residential & undeveloped
South	Industrial	R-U & M-1	Warehouse & undeveloped
East & West	Industrial	R-U	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 patent 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 100 feet for Sloan Road, 30 feet for Dixon Street, 30 feet for Cameron Street, and associated spandrels;
- 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;
- Applicant shall coordinate with Public Works - Development Review to apply for a Bureau of Land Management (BLM) right-of-way grant for Cameron Street and Sloan Road;
- 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:

APPROVALS: 9 cards

PROTESTS: 2 cards

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

APPLICANT: GK ACQUISITIONS, S & J GRAGSON FAMILY TRUST

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