

10/20/21 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

RAINBOW BLVD/CC 215

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0480-DONG KUO & MO CHUN FAMILY TRUST & DONG KUO & MO CHUN TRS:

VACATE AND ABANDON easements of interest to Clark County located between CC 215 and Sunset Road, and between Torrey Pines Drive (alignment) and Rainbow Boulevard within Enterprise (description on file). MN/bb/jd (For possible action)

RELATED INFORMATION:

APN:

176-02-101-010

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

This application is a request to vacate a 33 foot wide patent easement, located along the north, east, west, and south boundaries of the property. The applicant states the patent easements are no longer needed for development purposes.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1177-02	Reclassified from R-E to C-2 zoning and allowed an off-premises sign, application was denied but staff was subsequently directed to ordinance the zoning per the agreement of a lawsuit	Approved by Ordinance 3246	May 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Industrial	M-1	Warehouse & outside storage
South	Business and Design/Research Park	C-2	CC 215, vehicle sales & repair
East	Business and Design/Research Park	M-D	Undeveloped

Related Applications

Application Number	Request
WS-21-0481	A waiver of development standards for driveway geometrics and vehicle rental and sales 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.

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 a portion of Rafael Rivera Way as required by Public Works;
- 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;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: ZACH BROYLES

CONTACT: ZACH BROYLES, IZ DESIGN STUDIO, 7229 W. SAHARA AVE., STE 120,
LAS VEGAS, NV 89117