

11/02/21 PC AGENDA SHEET

EASEMENTS  
(TITLE 30)

SUNSET RD/LINDELL RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-21-0509-HARSCH INVESTMENT PROPERTIES, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Sunset Road and Rafael Rivera Way and between Lindell Road and Duneville Street (alignment) within Enterprise (description on file). MN/rk/jd (For possible action)

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RELATED INFORMATION:

**APN:**

176-01-102-003; 176-01-102-004; 176-01-102-006; 176-01-102-007; 176-01-102-010; 176-01-102-017 through 176-01-102-018; 176-01-110-006

**LAND USE PLAN:**

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of 33 foot wide and 3 foot wide government patent easements around most of the boundaries of the subject parcels. Also shown on plans are pedestrian access easements along Lindell Road and Westwind Road. The applicant indicates that the vacation of the easements is needed to allow for the previously approved distribution center development.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-20-0068	Reclassified the site to M-D zoning and allowed modified driveway design standards for a proposed distribution center	Approved by BCC	April 2020
VS-20-0069	Vacated and abandoned easements on the site	Approved by BCC	April 2020
WS-0800-15	Waive conditions of ZC-0231-08 with a design review of an office warehouse building - expired	Approved by BCC	April 2016
ZC-0231-08	Reclassified 2.5 acres to M-D zoning with waivers for shared cross-access easement with the adjacent lot for an office warehouse industrial building	Approved by BCC	April 2008

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Office Professional	R-E	Undeveloped
South & West	Business and Design/Research Park	M-D	Office warehouse & undeveloped
East	Business and Design/Research Park	M-D	Distribution center

### **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 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 30 feet for Westwind Road, 55 feet to the back of curb for Sunset Road, 35 feet to the back of curb for Lindell Road, 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;
- 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.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:** Enterprise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** HARSCH INVESTMENT PROPERTIES L L C

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89146