

EASEMENTS
(TITLE 30)

WARM SPRINGS RD/LINDELL RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-21-400148 (VS-18-0432)-NEVADA POWER COMPANY:

VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Jones Boulevard and Lindell Road, and between Badura Avenue and Warm Springs Road within Enterprise (description on file). MN/jor/jo (For possible action)

RELATED INFORMATION:

APN:

176-01-402-002; 176-01-402-004

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

VS-18-0432 was previously approved to vacate and abandon the 33 foot wide patent easements that surround parcel 176-01-402-002 and a 3 foot wide patent easement located in the southwest portion of the subject parcel. In addition, the request included the vacation and abandonment of 33 foot wide patent easements located on the north and east sides of parcel 176-01-402-004 and a 3 foot wide patent easement located on the west side of the subject parcel. These patent easements are not needed for the future development of these parcels.

Previous Conditions of Approval

Listed below are the approved conditions for VS-18-0432:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that 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 Westwind Road together with the portion of Westwind Road needed to complete the cul-de-sac at the northerly termination of said cul-de-sac as shown on the plans, and associated spandrels;

- 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.

Building Department - Fire Prevention

- Applicant is advised to show on-site fire lane, turning radius, and turnarounds.

Applicant's Justification

NV Energy purchased both parcels (176-01-402-002 & 176-01-402-004) in 2019. The applicant is applying for a first extension of time in order to complete the recordation of the vacation.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-20-0096	Distribution warehouse and additional buildings for NV Energy and expansion of existing parking areas to include solar PV shades over new and existing parking spaces, waivers for street landscaping, and reduced parking lot landscaping	Approved by ZA	March 2020
WS-18-0431	Office/warehouse building with alternative parking lot landscaping, increased finished grade, waivers for cross access, ingress/egress easements, and reduced throat depth - expired	Approved by BCC	September 2018
VS-18-0432	Vacated and abandoned patent easements	Approved by BCC	September 2018
WS-0777-16	Waivers to allow modified driveway design standards with design reviews for a warehouse building and increased finished grade	Withdrawn	N/A
ZC-1705-06	Reclassified from R-E to M-D zoning	Approved by BCC	January 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Business and Design/Research Park	M-D	Industrial complex, data center & Nevada Energy infrastructure, & undeveloped
South	Business and Design/Research Park	C-2	Industrial complex, data center & Nevada Energy infrastructure, & undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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**

- Until September 19, 2022 to record.
- 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 re-approval by the utility companies is required.

Public Works - Development Review

- Compliance with previous conditions;
- 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 subdivision map.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTEST:

APPLICANT: STANLEY CONSULTANTS, INC

CONTACT: STANLEY CONSULTANTS, INC., 5820 S. EASTERN AVE., SUITE 200, LAS VEGAS, NV 89119