

EASEMENTS  
(TITLE 30)

KARMS PARK CT/SUNSET RD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-21-0535-PROJECT MINT REHAB, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Post Road and Sunset Road, and between Torrey Pines Drive (alignment) and Karms Park Court within Spring Valley (description on file). MN/jgh/jd (For possible action)

**RELATED INFORMATION:**

**APN:**

163-35-801-006; 163-35-801-012; 163-35-801-027; 163-35-812-010

**LAND USE PLAN:**

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

The subject parcels are located along Karms Park Court and Post Road. The applicant indicates this request is for patent and pedestrian access easements on parcels 163-35-812-010, 163-35-801-006 and 163-35-801-012. The plans indicate on the parcel to the north, along Post Road, there is a 10 foot pedestrian access, roadway, and utility easement being relinquished as well as a 5 foot utility, streetlight, and traffic control easement. The parcels along Karms Park Court have 13 foot and 33 foot wide patent easements being vacated. Due to the development of the site, the easements are no longer needed.

**Prior Land Use Requests**

| Application Number | Request  | Action          | Date           |
|--------------------|--|-----------------|----------------|
| ZC-21-0039         | Reclassified 2.5 acres from R-E to M-D zoning  | Approved by BCC | March 2021     |
| ZC-20-0321         | Reclassified a 2.5 acre portion of the project site from R-E to M-D zoning for future industrial development | Approved by BCC | September 2020 |

**Surrounding Land Use**

|       | Planned Land Use Category                          | Zoning District | Existing Land Use              |
|-------|--|-----------------|--------------------------------|
| North | Rural Neighborhood Preservation<br>(up to 2 du/ac) | R-E             | Place of worship & undeveloped |

### **Surrounding Land Use**

|       | <b>Planned Land Use Category</b>  | <b>Zoning District</b> | <b>Existing Land Use</b>               |
|-------|-----------------------------------|------------------------|--|
| South | Business and Design/Research Park | C-2                    | Undeveloped                            |
| East  | Business and Design/Research Park | M-D                    | Office/warehouse & warehouse buildings |
| West  | 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 60 feet for Sunset Road, 20 feet for Karms Park Court, and associated spandrel;
- 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;
- Grant new easements;
- 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:** Spring Valley - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MARGO GAGLIANO

**CONTACT:** MARGO GAGLIANO, HERITAGE SURVEYING NV, 1895 VILLAGE CENTER CIRCLE, LAS VEGAS, NV 89134