EASEMENTS RAFAEL RIVERA WY/SUNSET RD (TITLE 30)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-18-0679-MY LAND, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Sunset Road and Rafael Rivera Way and between Butler Street (alignment) and Gagnier Boulevard within Spring Valley (description on file). SS/sd/ml (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-04-101-012

**LAND USE PLAN:**  
SPRING VALLEY - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**
The plans depict the vacation and abandonment of government patent easements of 33 feet wide and located along the western and eastern property lines along with a 3 foot wide easement along the northern property line of the subject parcel. The applicant indicates that the easements are no longer required and approval of this application will allow for the development of this parcel.

**Prior Land Use Requests**

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZC-18-0562</td>
<td>Reclassified 4.5 acres from R-E to C-2 zoning for a proposed commercial building</td>
<td>Approved by BCC</td>
<td>September 2018</td>
</tr>
<tr>
<td>NZC-0608-13</td>
<td>Reclassified 4.5 acres from R-E to M-D zoning</td>
<td>Approved by BCC</td>
<td>December 2013</td>
</tr>
</tbody>
</table>

**Surrounding Land Use**

<table>
<thead>
<tr>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Commercial General</td>
<td>C-2</td>
</tr>
<tr>
<td>South</td>
<td>Business and Design/Research Park</td>
<td>C-2</td>
</tr>
<tr>
<td>East</td>
<td>Commercial General</td>
<td>C-2</td>
</tr>
<tr>
<td>West</td>
<td>Commercial General</td>
<td>C-2</td>
</tr>
</tbody>
</table>
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 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
- 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:
PROTESTS:

APPLICANT: PANATTONI DEVELOPMENT COMPANY
CONTACT: MICHAEL ARGIER, PANATTONI DEVELOPMENT, 3773 HOWARD HUGHES PKWY, STE 140-S, LAS VEGAS, NV 89169