



Planning Commission Agenda Item

Date: December 09, 2020

Item No: 23.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Sharianne Dotson

SUBJECT: **VAC-10-2020 TROPICAL 4** (Public Hearing). Applicant: Van Trust Real Estate. Request: To vacate Reiss Lane between Castleberry Lane and Nicco Way. (APNs 123-28-601-004, 123-28-601-014, 123-28-601-015, and 123-28-601-026).

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APNs 123-28-601-004, 12-28-601-014, 123-28-601-015 and 123-28-601-026)

The applicant is requesting consideration to vacate Reiss Lane between Castleberry Lane and Nicco Way. The area proposed for vacation is approximately 600 feet in length and 60 feet in width for a total of 37,350 square feet in size.

BACKGROUND INFORMATION:

Previous Action
N/A

RELATED APPLICATIONS:

Application #	Application Request
AMP-13-2020	The applicant is requesting an Amendment to the Comprehensive Master Plan to change land use from Community Commercial to Heavy Industrial District.
ZN-19-2020	The applicant is requesting a property reclassification (rezone) from C-2, General Commercial District to M-2, General Industrial District.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Community Commercial	C-2, General Commercial District	Undeveloped
North	Heavy Industrial	M-2, General Industrial District	Undeveloped and Interstate 15
South	Heavy Industrial	C-2, General Commercial District and M-2, General Industrial District	Undeveloped
East	Heavy Industrial	C-2, General Commercial District and O-L, Open Land District	Undeveloped
West	Community Commercial	C-2, General Commercial District	Undeveloped

DEPARTMENT COMMENTS:

Public Works:	Please see the attached memorandum
Police:	No comments
Fire:	No comments
Clark County School District:	No comments
Clark County Department of Aviation:	No comments

ANALYSIS

The applicant is requesting to vacate Reiss Lane between Castleberry Lane and Nicco Way. The area proposed for vacation is approximately 600 feet in length and 60 feet in width for a total of 37,350 square feet in size. Previously, on February 5, 2020 the City Council approved a vacation (VAC-27-19) for existing rights-of-way and utility/roadway easements that included the vacation of Reiss Lane to the east of Nicco Way. The vacated portion of Reiss Lane will be incorporated into the applicant's property. According to the applicant's letter of intent, the vacation request will help with the intent to develop the properties as one large industrial development.

The proposed area for the vacation appears to be a previously dedicated right-of-way that terminates at Christy Lane to the west. Public Works has reviewed the proposed

vacation and is recommending approval. The proposed request appears to be appropriate, and the right-of-way is not needed.

Conditions:

Public Works:

1. Should the Order of Vacation not record within two years from the date of approval, the vacation shall be deemed null and void.

ATTACHMENTS:

Public Works Memorandum
Letter of Intent
Vacation Exhibit
Clark County Assessor's Map
Location and Zoning Map