

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0718-DESERT INN SQUARE, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and between Cimarron Road and Myers Street within Spring Valley (description on file). MN/rr/kh (For possible action)

RELATED INFORMATION:

APN:

176-04-801-009

LAND USE PLAN:

SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:**Project Description**

The applicant is requesting to vacate 33 foot wide portions of patent easements located along the north, west, and east property boundaries of the site. The applicant states that due to the parcels being developed into a single-family subdivision, the patent easements are no longer necessary.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0186-04	Zone change R-E to C-1 for an office and retail center	Approved by BCC	June 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Business Employment	RS3.3	Single-family residential
South	Neighborhood Commercial	RM32	Undeveloped
West	Neighborhood Commercial	CG	Office/retail center

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
PA-24-700039	A plan amendment from Business Employment (BE) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.

Related Applications

Application Number	Request
ZC-24-0717	A zone change from CG to RS3.3 is a companion item on this agenda.
WS-24-0719	A waiver of development standards and a design review for a single-family residential development is a companion item on this agenda.
TM-24-500155	A tentative map for 40 single-family residential lots is a companion item on this agenda.

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 patent easements that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval. This item has been forwarded to the Board of County Commissioners for final action.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PLANNING COMMISSION ACTION: February 4, 2025 – APPROVED – Vote: Unanimous Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Building Department - Addressing

- No comment.

Public Works - Development Review

- Right-of-way dedication to include 45 feet to the back of curb for Warm Springs Road;
- 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;

- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Spring Valley - approval.

APPROVALS: 5 cards

PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC

CONTACT: THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120