

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0137-COUNTY OF CLARK (AVIATION):

VACATE AND ABANDON easements of interest to Clark County located between Juliano Road (alignment) and Flaming Ridge Trail, and between Rochelle Avenue and Peace Way; a portion of a right-of-way being El Capitan Way located between Rochelle Avenue and Peace Way; a portion of right-of-way being Rochelle Avenue located between El Capitan Way and Flaming Ridge Trail; and a portion of right-of-way being Peace Way located between El Capitan Way and Juliano Road (alignment) within Spring Valley (description on file). JJ/MN/lm/kh (For possible action)

RELATED INFORMATION:

APN:

163-20-201-009; 163-20-604-002

LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant is requesting to vacate patent easements within APN 163-20-201-009 along with a portion of rights-of-way being the south 5 feet of Rochelle Avenue, and the west 5 feet of El Capitan Way. Additionally, the applicant is requesting to vacate patent easements within APN 163-20-604-002 along with a portion of rights-of-way being the west 5 feet of El Capitan Way and the north 5 feet of Peace Way. The purpose of the request is to fully develop the parcels and also allow for detached sidewalks in conjunction with single-family residential subdivisions.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1706-95	Vacated and abandoned University Avenue and patent easements - APN 163-20-201-009	Approved by BCC	December 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3 & CG	Single-family residential & place of worship
South	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 & RS3.3	Single-family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Mid-intensity Suburban Neighborhood (up to 8 du/ac), Public Use	RS3.3 & RS20	Single-family residential & undeveloped
West	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3 & RS5.2	Undeveloped & single-family residential

Related Applications

Application Number	Request
ZC-25-0138	A zone change to reclassify APN 163-20-201-009 and 163-20-604-002 from RS20 to RS3.3 is a companion item on this agenda.
WS-25-0139	A waiver of development standards and design review for APN 163-20-201-009 and 163-20-604-002 a single-family residential development is a companion item on this agenda.
TM-25-500029	A tentative map for 25 single-family residential lots on APN 163-20-201-009 is a companion item on this agenda.
TM-25-500031	A tentative map for 25 single-family residential lots on APN 163-20-604-002 is a companion item on this agenda.
ZC-25-0193	A zone change to reclassify APN 163-20-501-003 from RS20 to RS3.3 is a related item on this agenda.
DR-25-0195	A design review on APN 163-20-501-003 for a single-family residential development is a related item on this agenda.
VS-25-0194	A vacation and abandonment for easements and rights-of-way on APN 163-20-501-003 is a related item on this agenda.
TM-25-500030	A tentative map on APN 163-20-501-003 for 32 single-family residential lots is a related 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 easements and right-of-way that are not necessary for site, drainage, or roadway development and right-of-way for detached sidewalks.

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

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.

Public Works - Development Review

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: KENDRA SAFFLE

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