

06/21/22 PC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

QUARTERHORSE LN/MARTIN AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-22-400065 (VS-20-0112)-PICERNE QUARTERHORSE, LLC:

VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Quarterhorse Lane and Roy Horn Way, and between Martin Avenue (alignment) and Sunset Road; and a portion of a right-of-way being Sunset Road located between Roy Horn Way and Quarterhorse Lane within Spring Valley (description on file). JJ/nr/syp (For possible action)

RELATED INFORMATION:

APN:

176-05-101-005 through 176-05-101-007; 176-05-101-019

LAND USE PLAN:

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

SPRING VALLEY- URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:

Project Description

The previously approved plans depict the vacation and abandonment of 33 foot wide government patent easements located within the interior of the project site in addition to the vacation of an 8 foot wide patent easement adjacent to the east side of Quarterhorse Lane (alignment). The applicant states that due to the development of the surrounding areas, the street patterns have been established and the patent easements are no longer needed to serve the public interest for roadway or utility purposes.

The plans also depicted the vacation and abandonment of a portion of right-of-way being Sunset Road, with an area of 2,491 square feet, located at the southwest corner of Sunset Road and Roy Horn Way. The applicant states that the right-of way proposed to be vacated is no longer needed by the public due to the re-design of the drainage channel in the surrounding area, and the vacation of the previous right-of-way directly to the east associated with drainage facilities is no longer needed by the public.

Previous Conditions of Approval

Listed below are the approved conditions for VS-20-0112:

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

- Coordinate with Public Works - Development Review Division regarding the purchase of the vacated right-of-way;
- Right-of-way dedication to include 25 feet to the back of curb for Quarterhorse Lane and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Applicant's Justification

The applicant states that the developer needs additional time to obtain the improvement plans and have the parcel map recorded.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-20-0112	Patent easements and right-of-way	Approved by ZA	March 2020
NZC-19-0921	Reclassified 16.4 acres from R-E to R-4 zoning for a proposed multiple family development consisting of 326 units	Approved by BCC	March 2020
VS-19-0598	Vacated and abandoned a portion of right-of-way being Roy Horn Way	Approved by PC	October 2019
PA-18-700002	Re-designated the land use category from RS (Residential Suburban) to RUC (Residential Urban Center) for the subject parcels to the west	Withdrawn	April 2018
PA-18-700003	Re-designated the land use category from RS (Residential Suburban) and CG (Commercial General) to RUC (Residential Urban Center) for the 3 undeveloped parcels to the south	Approved by BCC	April 2018

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0901-17	Vacated and abandoned a portion of right-of-way being the CC 215	Approved by PC	December 2017
VS-0199-16	Vacated and abandoned a portion of right-of-way being the CC 215	Approved by PC	May 2016
NZC-0626-13	Reclassified 16.9 acres from R-E & R-2 zoning to R-2 zoning, with a design review for a single family residential development	Approved by BCC	March 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use & Corridor Mixed-Use	C-2	Medical office, retail complex, & undeveloped
South	Urban Neighborhood (greater than 18 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-4 & R-2	Undeveloped & single family residential
East	Public right-of-way	R-E	CC 215
West	Corridor Mixed-Use	R-2	Undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. Currently, grading and drainage have been approved on the site. Off-site permits have been applied for and are awaiting approval from the County. Staff can support an extension of time for 2 years since progress is being made and this is the first request for an extension of time.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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:

Current Planning

- Until March 25, 2024 to record.
- 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 re-approval by the utility companies will be required.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTEST:

APPLICANT: PICERNE QUARTERHORSE, LLC

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