

07/16/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-24-0200-CHENEY THOMAS:**

**VACATE AND ABANDON** easements of interest to Clark County located between Twain Avenue and Spring Mountain Road and between Edmond Street and Decatur Boulevard within Spring Valley (description on file). JJ/hw/ng (For possible action)

RELATED INFORMATION:

**APN:**

163-13-602-008

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of 2 government patent easements along the western and eastern property lines. The patent easement to be vacated on the eastern side of the property line is 33 feet wide and extends the length of the eastern property line. The patent easement to be vacated on the western side of the property is 3 feet wide and runs the length of the western property line. The applicant states that these vacations are no longer needed and will need to be vacated for the future development of the property.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VC-602-86	Constructed and maintained a 25 foot high retaining wall and 6 foot block and wrought iron fence.	Approved by PC	November 1986

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Single-family detached residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family detached residential

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised within 2 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**

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

#### **Building Department - Addressing**

- No comment.

#### **Fire Prevention Bureau**

- No comment.

#### **Clark County Water Reclamation District (CCWRD)**

- No objection.

#### **TAB/CAC:**

#### **APPROVALS:**

#### **PROTESTS:**

**APPLICANT:** ANDREW SIMMONS

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