

03/22/23 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

QUAIL AVE/MANN ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0033-GANESH SHIVA LLC:

VACATE AND ABANDON easements of interest to Clark County located between Quail Avenue and Russell Road, and between Mann Street and Torrey Pines Drive within Spring Valley (description on file). MN/rk/syp (For possible action)

RELATED INFORMATION:

APN:
163-35-501-012

LAND USE PLAN:
SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description

The plans show the vacation and abandonment of 33 foot wide patent easements located on the perimeters of the subject parcel, excepting out the southern 30 feet for Quail Avenue and the eastern 30 feet for Mann Street. The applicant indicates the patent easements are no longer necessary for the proposed development or surrounding area.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	R-E	Single family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
East & West	Public Use	R-E	Undeveloped

Related Applications

Application Number	Request
UC-23-0032	A use permit for a recreational tennis facility on 2.5 acres 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.

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**

- Satisfy utility companies' requirements.
- 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 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

- Right-of-way dedication to include 30 feet for Quail Avenue, 30 feet for Mann Street, and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Spring Valley - denial.

APPROVALS:**PROTESTS:**

APPLICANT: ALL IN TENNIS ACADEMY LLC

CONTACT: ELIZABETH SOROKAC, REISMAN SOROKAC, 8965 S. EASTERN AVENUE, SUITE 382, LAS VEGAS, NV 89123