

04/02/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0036-LV WS CIMARRON, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Eldorado Lane, and between Cimarron Road and Buffalo Drive within Spring Valley (description on file). MN/rp/ng (For possible action)

RELATED INFORMATION:

APN:

176-09-501-001

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The plan depicts the vacation and abandonment of a 33 foot wide patent easement on the east and south sides of the parcel. The applicant indicates the easement is no longer a public necessity.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-23-0076	Reclassified from R-E and C-1 zoning to R-4 zoning, waiver to increase building height, and design review for a multiple family development, alternative parking lot landscaping, and finished grade	Approved by BCC	May 2023
VS-23-0077	Vacated and abandoned a portion of right-of-way	Approved by BCC	May 2023

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CG	Commercial
South	Public Use	PF	Undeveloped
East	Neighborhood Commercial	RM32	Undeveloped
West	Neighborhood Commercial	CP	Office

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:**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

- 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: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: LV WS CIMARRON, LLC

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