

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0026-QMV III HACIENDA HOLDINGS LP:

VACATE AND ABANDON easements of interest to Clark County located between Diablo Drive and Hacienda Avenue, and between Lone Mesa Drive and Jerry Tarkanian Way; a portion of right-of-way being Jerry Tarkanian Way located between Hacienda Avenue and Diablo Drive; and a portion of right-of-way being Diablo Drive located between Jerry Tarkanian Way and Lone Mesa Drive within Spring Valley (description on file). JJ/rg/kh (For possible action)

RELATED INFORMATION:

APN:

163-29-301-013; 163-29-301-014; 163-29-315-019

LAND USE PLAN:

SPRING VALLEY - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

The applicant requests the vacation and abandonment of existing easements located throughout the subject parcels. In addition, 5 foot wide portions of the rights-of-way being Jerry Tarkanian Way and Diablo Drive are being vacated in order to accommodate detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-22-0090	Reclassified 10.3 acres from R-E and R-2 to R-5 zoning, waivers for increase building height, reduce landscaping, and alternative driveway geometrics and design review for multiple family residential development and finished grade in CMA design overlay district	Approved by BCC	June 2022
ET-20-400154 (NZC-0052-17)	Extension of time to reclassify 9.6 acres from R-E to C-2 zoning for a proposed office and retail complex - expired	Approved by BCC	February 2021
ZC-20-0301	Reclassified the western portion to C-P zoning and a design review for an office complex on the entire site	Withdrawn	August 2020
VS-20-0302	Vacation and abandonment of easements	Withdrawn	August 2020

Prior Land Use Requests

Application Number	Request	Action	Date
TM-20-500100	1 lot commercial tentative map	Withdrawn	August 2020
ET-20-400043 (NZC-0052-17)	Extension of time to reclassify 9.6 acres from R-E to C-2 zoning for a proposed office and retail complex	Withdrawn	August 2020
NZC-0052-17	Reclassified 9.6 acres from R-E to C-2 zoning for a proposed office and retail complex - expired	Approved by BCC	April 2017
VS-0238-16	Vacated and abandoned a drainage easement	Approved by PC	June 2016
VS-0426-15	Vacated and abandoned Lone Mesa Drive	Approved by BCC	August 2015
VS-0390-15	Vacated and abandoned a portion of Jerry Tarkanian Way	Approved by PC	August 2015
NZC-0624-13	Reclassified 50 acres, including the western portion of this site, to R-2 zoning for a single family residential development	Approved by BCC	December 2013

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	RM32	Multi-family residential
South	Business Employment	CG	Office building
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Business Employment	RS20 & CG	Bruce Woodbury Beltway & office complex
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

Related Applications

Application Number	Request
PA-25-700002	A plan amendment from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0025	A zone change from RS20 and RS3.3 to RM18 is a companion item on this agenda.
WS-25-0029	A waiver of development standards with a design review for a 104 lot single-family residential attached development is a companion item on this agenda.
TM-25-500002	A tentative map for 104 single-family residential lots 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 easements that are not necessary for site, drainage, or roadway development and right-of-way for detached sidewalks.

Staff Recommendation

Approval. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: March 4, 2025 – APPROVED – Vote: Unanimous

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

- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Beltway - CC 215, Frontage Road, Decatur Boulevard to Sunset Road (Phase 2) improvement project;
- 90 days to record said separate document for the Beltway - CC 215, Frontage Road, Decatur Boulevard to Sunset Road (Phase 2) improvement project;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- 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

- 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.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Spring Valley - approval.

APPROVALS: 1 card

PROTESTS: 10 cards, 2 letters

APPLICANT: MIKAL KINTNER

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