

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-26-0226-ERICKSON ELIZABETH & WILLIAM W. REVOCABLE TRUST & ERICKSON WILLIAM W. & ELIZABETH TRS:**

**VACATE AND ABANDON** easements of interest to Clark County located between Fort Apache Road and Quarterhorse Lane, and Sunset Road and Maule Avenue within Spring Valley (description on file). JJ/lm/kh (For possible action)

RELATED INFORMATION:

**APN:**

176-05-101-012

**LAND USE PLAN:**

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of patent easements, which are no longer needed for the development of the site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-18-400105 (UC-0187-16)	First extension of time for use permit, waiver of development standards, and a design review for a private school and day care - expired	Approved by PC	June 2018
UC-0187-16	Use permit, waiver of development standards, and a design review for a private school and day care - expired	Approved by PC	May 2016

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2 (Rhodes Ranch)	Single-family residential
West	Neighborhood Commercial	CP	Office buildings

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

## Related Applications

Application Number	Request
ZC-26-0225	A zone change from RS20 to CG is a companion item on this agenda.
WS-26-0227	A waiver of development standards and design review for a proposed fitness center 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 needed 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

- Drainage study and compliance;
- Right-of-way dedication to include 30 feet and a portion of a cul-de-sac for Martin Avenue;
- 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 is advised to show on-site fire lane, turning radius, and turnarounds; 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:**

**PROTESTS:**

**APPLICANT:** RUGGED CROSSFIT 702

**CONTACT:** RUGGED CROSSFIT 702, 6040 S. FORT APACHE ROAD #101, LAS VEGAS, NV 89148