

EASEMENTS
(TITLE 30)

SPENCER ST/ROBINDALE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0545-MARIANO, MARILOU:

VACATE AND ABANDON easements of interest to Clark County located between Spencer Street and Bruce Street, and between Robindale Road and Sur Este Avenue (alignment) within Paradise (description on file). MN/al/syp (For possible action)

RELATED INFORMATION:

APN:

177-11-603-003

LAND USE PLAN:

WINCHESTER/PARADISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a public drainage easement encumbering the western portion of the project site. The area occupied by the easement measures 7,268 square feet. The applicant states the vacation of the easement is necessary for the development of the project site. Furthermore, according to the applicant, the portion of the easement being vacated is not necessary for the conveyance of stormwater.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-23-400094 (UC-21-0184)	First extension of time for a place of worship	Approved by BCC	August 2023
UC-21-0184	Use permit for a place of worship with waivers for parking, setbacks, landscaping, pedestrian walkways, drive aisle width and driveway design standards - waivers and design review for a facility - denied	Approved by BCC	June 2021
VS-21-0185	Vacated and abandoned a portion of a public drainage easement	Denied by BCC	June 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential & drainage channel

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-23-0544	A waiver of development standards and design review for a place of worship 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 a portion of the drainage easement that is 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 that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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

- Drainage study and compliance;
- Right-of-way dedication to include a portion of the Duck Creek Channel;

- Grant necessary easements and/or right-of-way;
- Applicant shall perform a topo survey to determine the limits of the Duck Creek Channel in relationship to the on-site and off-site improvements.

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 that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Paradise - denial.

APPROVALS:

PROTESTS:

APPLICANT: PHILIP WAKEFIELD

CONTACT: PHILIP WAKEFIELD, BLUE DIAMOND CIVIL ENGINEERING, 9816 GILESPIE STREET, SUITE 120, LAS VEGAS, NV 89183