

EASEMENTS
(TITLE 30)

SAHARA AVE/MEYERS CT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0027-APOLLO PROPERTY HOLDINGS, LLC, ET AL & GEORGE 2004 TRUST:

VACATE AND ABANDON easements of interest to Clark County located between Sahara Avenue and Laredo Street, and between Meyers Court (alignment) and Cimarron Road within Spring Valley (description on file). JJ/jt/jd (For possible action)

RELATED INFORMATION:

APN:

163-09-501-004

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

The site plan depicts the vacation and abandonment of government patent easements. The easements to be vacated include 33 feet along the west property line, 3 feet along the south property line adjacent to Laredo Street, and 33 feet along the east property line south of the Meyers Court cul-de-sac. Also, along the east property line, a 3 foot wide patent easement will be vacated adjacent to Meyers Court north of the cul-de-sac.

According to the applicant, the vacation and abandonment of the easements are necessary to develop the parcel.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-2064-95	Reclassified the site from R-E to C-1 zoning for an office and retail complex	Approved by BCC	January 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	C-1	Retail complex
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential
East	Commercial Neighborhood	C-P & C-1	Office & retail complex

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Commercial Neighborhood	C-1	Mini-warehouse facility

Related Applications

Application Number	Request
NZC-21-0020	A nonconforming zone change to reclassify the site to R-4 zoning for a senior living affordable housing project 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. This item has been forwarded to the Board of County Commissioners' meeting 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PLANNING COMMISSION ACTION: April 6, 2021 – APPROVED – Vote: Unanimous

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 Laredo Street, 30 feet for Meyers Court with a portion of the cul-de-sac;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

TAB/CAC: Spring Valley - approval.

APPROVALS: 2 cards

PROTESTS: 2 cards, **3 letters**

PLANNING COMMISSION ACTION: March 16, 2021 – HELD – To 04/06/21 – per the applicant.

APPLICANT: GEORGE GEKAKIS

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