

07/16/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-24-0206-YGNELZI, GIANNI L. & KNOWLES, AUDRA C.:**

**VACATE AND ABANDON** easements of interest to Clark County located between Miller Lane and Morewell Street, and between Mosaic Harbor Avenue and Tara Avenue within Spring Valley (description on file). JJ/jm/ng (For possible action)

RELATED INFORMATION:

**APN:**

163-09-603-004

**LAND USE PLAN:**

SPRING VALLEY - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

The plan depicts the vacation and abandonment of 33 foot wide patent easements along the north, west, and south property lines and a 3 foot wide easement on the east property line. The applicant states the patent easements need to be vacated to fully develop the site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0160-14	Waivers for reduced lot area and off-site improvements	Denied by BCC	May 2014
ZC-0613-10	Reclassified to RNP-I zoning	Approved by BCC	February 2011
WT-0965-98	Waiver for cul-de-sac length	Approved by PC	July 1998
VS-0964-98	Vacated a portion of right-of-way along a portion of Edna Avenue between Miller Lane and Valadez Street	Approved by BCC	August 1998

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
South & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential

**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**

- 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**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:****APPROVALS:****PROTESTS:**

**APPLICANT:** GIANNI YGNELZI

**CONTACT:** NELSON SURVEYING, P.O. BOX 365109, NORTH LAS VEGAS, NV 89115