

12/17/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-24-0598-KKAZ, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Robindale Road and Eldorado Lane (alignment) and between Durango Drive and Cimarron Road within Spring Valley (description on file). MN/hw/kh (For possible action)

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RELATED INFORMATION:

**APN:**

176-09-201-001

**PROPOSED LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The plans show the vacation and abandonment of government patent easements that run along the perimeter of the subject site. Along the northern, eastern, and southern property lines, a 33 foot wide patent easement is proposed to be vacated. The applicant indicates the existing patent easements are no longer necessary to access adjacent properties nor are necessary for the development of the site, and the vacation of these easements should not affect the surrounding area or property owners.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
TM-23-500046	1 lot commercial subdivision for a vehicle wash facility	Approved by BCC	June 2023
VS-23-0172	Vacated and abandoned government patent easements	Approved by BCC	June 2023
ZC-23-0171	Reclassified the site from R-E to C-1 zoning for a vehicle wash facility	Approved by BCC	June 2023

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North & East	Public Use	PF	James Regional Sports Park
South	Neighborhood Commercial	CG	Mini-warehouse facility

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2 (Rhodes Ranch PCO)	Single-family detached residential

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

### **Related Applications**

<b>Application Number</b>	<b>Request</b>
PA-24-700031	The redesignation of the land use category from Neighborhood Commercial to Compact Neighborhood is a companion item on this agenda.
ZC-24-0599	A zone change to reclassify the site from CG to RM18 is a companion item on this agenda.
WS-24-0600	A waiver of development standards and a design review for a multi-family residential development is a companion item on this agenda.
TM-24-500130	A tentative map for a multi-family residential subdivision consisting of 80 units 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 are not necessary for site, drainage, or roadway development.

#### **Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 22, 2025 at 9:00 a.m., unless otherwise announced.

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 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**

- Right-of-way dedication to include 45 feet to the back of curb for Durango Drive;
- The installation of detached sidewalks will require dedication to back of curb 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**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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

- No objection.

**TAB/CAC:** Spring Valley - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** TOUCHSTONE LIVING

**CONTACT:** TANEY ENGINEERING, INC., 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89147