

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0064-KGS INVESTMENTS, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Mann Street and El Camino Road, and between Oquendo Road and Ponderosa Way within Spring Valley (description on file). MN/tpd/kh (For possible action)

RELATED INFORMATION:

**APN:**

163-35-601-008

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The plans provided depict the vacation and abandonment of government patent easements on an undeveloped parcel of land. The request is to vacate 33 foot wide easements on the north and west sides of the parcel, and 3 foot wide easements on the east and south sides of the subject parcel.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-19-0843	Waiver of development standards to reduce net lot area for Lots 1 and 2 for a proposed 4 lot single-family residential subdivision - expired	Approved by BCC	December 2019
VS-0877-17	Vacated and abandoned easements between Ponderosa Way and Oquendo Road, and between El Camino Road and Mann Street - expired	Approved by PC	December 2017

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Open Lands	RS20 (AE-60)	Undeveloped

## Related Applications

Application Number	Request
WS-25-0063	Waiver of development standards to eliminate off-site improvements and street landscaping 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.

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

- Right-of-way dedication to include 30 feet for Ponderosa Way, 30 feet for El Camino Road, and associated spandrel;
- 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:** Spring Valley - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** RJJR INVESTMENTS TWO, LLC

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