

02/17/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0876-HESELGESSER, PAUL L:

VACATE AND ABANDON easements of interest to Clark County located between Mesa Vista Avenue and Russell Road, and Mann Street and Jones Boulevard within Spring Valley (description on file). MN/nai/cv (For possible action)

RELATED INFORMATION:

APN:

163-26-703-013; 163-26-714-005; 163-26-714-006; 163-26-714-009 through 163-26-714-010

LAND USE PLAN:

SPRING VALLEY - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon an existing easement (drainage and flood control facility) within the subject parcels which is no longer needed.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0587-12	Use permit for an accessory structure (basketball court)	Approved by BCC	March 2013
VC-1952-93	Variance to allow 6 foot high block wall fence and entrance gate across a private street	Approved by PC	January 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac), Low-Intensity Suburban Neighborhood (up to 5 du/ac), & Public Use	RS20, RS10, & RS5.2	Single-family residential & place of worship
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20 & RS10	Flood channel & single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family attached residential
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	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 the drainage easement that is not needed 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

- 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: PAUL HESSELGESSER

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