

03/19/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0062-KGS INVESTMENTS, LLC:

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

RELATED INFORMATION:

APN:

163-35-601-004; 163-35-601-005

LAND USE PLAN:

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

BACKGROUND:

Project Description

The request is to vacate 33 foot wide patent easements, along the east and south boundaries, as well as 3 foot wide patent easements along the north and west boundaries of APN 163-35-601-004. In addition the request is to also vacate 33 foot wide patent easements along the west and south boundaries, and 3 foot wide patent easements along the north and east boundaries of APN 163-35-601-005. These easements are no longer necessary for the development of the subject parcels.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0391	Reduced net and gross lot size, intersection off-set, and increased finished grade - expired	Approved by BCC	July 2019
VS-17-1036	Vacated and abandoned patent easements - expired	Approved by PC	January 2018
VS-17-0878	Vacated and abandoned patent easements - expired	Approved by PC	December 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60)	Single-family residential
South	Ranch Estate Neighborhood (up to 2 du/ac) & Open Lands	RS20 (AE-60)	Single-family residential & undeveloped
West	Open Lands	RS20 (AE-60)	Undeveloped

Related Applications

Application Number	Request
WS-25-0061	Waiver of development standards for off-site improvements is a companion item on this agenda.
TM-25-500014	A tentative map for an 8 lot single-family residential development 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 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 30 feet for Oquendo Road, 30 feet for Bronco Street, 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

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