

09/19/23 PC AGENDA SHEET

EASEMENTS\RIGHT-OF-WAY  
(TITLE 30)

JERRY TARKANIAN WAY/HACIENDA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-23-0373-QMC HACIENDA HOLDINGS, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Jerry Tarkanian Way and Fort Apache Road and between Hacienda Avenue and Diablo Drive and a portion of right-of-way being Jerry Tarkanian Way located between Hacienda Avenue and Diablo Drive within Spring Valley (description on file). JJ/nai/syp (For possible action)

RELATED INFORMATION:

**APN:**

163-29-301-013, 163-29-301-014 & 163-29-315-019

**LAND USE PLAN:**

SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of 33 foot wide patent easements located along the west, south, and east property lines of APN 163-29-301-014. In addition, a 5 foot wide and a 10 foot wide utility and drainage easements are located on the north and east property lines. A vacation and abandonment of a 30 foot wide drainage easement along the east property line of APN 163-29-301-013 is also a part of the request. A 5 foot wide vacation and abandonment of Jerry Tarkanian Way, located on the east property line of both parcels, is the portion of the request to vacate right-of-way. The patent easements and right-of-way are no longer needed for roadway access, utility installation, or for drainage purposes, and the vacation is necessary to develop a multiple family development.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
NZC-22-0090	Reclassified 10.3 acres from R-E and R-2 to R-5 zoning; with a design review and waivers for a multiple family residential development in the CMA Design Overlay District	Approved by PC	June 2022
ET-20-400154 (NZC-0052-17)	First extension of time to reclassify 9.6 acres from R-E to C-2 zoning for a proposed office and retail complex - expired	Approved by BCC	February 2021

### Prior Land Use Requests

Application Number	Request	Action	Date
ZC-20-0301	Reclassified the western portion to C-P zoning, with a design review for an office complex on the entire site	Withdrawn by BCC	August 2020
VS-20-0302	Vacated and abandoned easements	Withdrawn by BCC	August 2020
TM-20-500100	1 lot commercial subdivision	Withdrawn	August 2020
ET-20-400043 (NZA-0052-17)	First extension of time to reclassify 9.6 acres from R-E to C-2 zoning for a proposed office and retail complex	Withdrawn	August 2020
NZA-0052-17	Reclassified 9.6 acres from R-E to C-2 zoning for a proposed office and retail complex in the CMA Design and MUD-3 Overlay Districts; proposed office and retail complex - expired	Approved by BCC	April 2017
VS-0056-16	Vacated a drainage easement	Approved by PC	March 2016
VS-0239-16	Vacated a drainage easement	Approved by PC	June 2016
VS-0238-16	Vacated a drainage easement	Approved by PC	June 2016
VS-0426-15	Vacated and abandoned Lone Mesa Drive	Approved by BCC	August 2015
VS-0390-15	Vacated and abandoned a portion of Jerry Tarkanian Way	Approved by PC	August 2015
NZA-0624-13	Reclassified 50 acres from R-E to R-2 zoning in the CMA Design and MUD-3 Overlay Districts for a single family residential development	Approved by BCC	December 2013

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed Use	R-4 & R-E	Multiple family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	C-2 & R-E	Offices building & undeveloped
East	Business Employment	C-2	CC 215 & office complex
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-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 easements and right-of-way 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 that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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 that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

#### **Public Works - Development Review**

- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Beltway, Frontage Road improvement project;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

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

- No objection.

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

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** QUARTERRA

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