

01/20/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0808-DEAN JERRY & DEANNA FAMILY TRUST-SURVIVOR'S TRUST & DEAN DEANNA S & MICHAEL JAMES TRS:**

**VACATE AND ABANDON** easements of interest to Clark County located between Torrey Pines Drive and El Camino Road (alignment), and Mesa Vista Avenue and Dewey Drive within Spring Valley (description on file). MN/my/cv (For possible action)

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RELATED INFORMATION:

**APN:**

163-26-801-039

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The applicant is seeking to vacate the government patent easements within the subject parcel. The purpose of vacating these easements is to allow for future development.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-23-0794	Zone change from an R-E to an R-D zoning with waiver of development standards for retaining wall height and driveway geometrics and design review for a single-family residential development	Approved by BCC	February 2024
VS-23-0793	Vacate and abandon a drainage easement	Approved by BCC	February 2024
ZC-22-0284	Zone change from R-E to R-D zoning, with a waiver for modified driveway geometrics, and a design review for finished grade	Denied by BCC	June 2022
VS-22-0283	Vacated and abandoned a portion of a drainage easement	Denied by BCC	June 2022
WS-0350-10 (ET-0120-12)	First extension of time for a waiver of development standards for non-standard off-site improvements	Approved by PC	November 2012
WS-0350-10	Waiver of development standards for non-standard off-site improvements	Approved by PC	September 2010
UC-0335-10	Use permit for an accessory structure before primary - expired	Approved by PC	September 2010

## **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North, South, & East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Single-family residential
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20 & RS10	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 patent easements that are 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**

- 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**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

- Applicant to show fire hydrant locations on-site and within 750 feet.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** AIMEE ENGLISH

**CONTACT:** AIMEE ENGLISH, LR NELSON CONSULTING ENGINEERS, 6765 W. RUSSELL ROAD, SUITE 200, LAS VEGAS, NV 89118