

EASEMENTS  
(TITLE 30)

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-22-0201-HUALAPAI 215 APTS LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Milagro Court and CC 215, and between Hualapai Way and Eula Street (alignment) within Spring Valley (description on file). JJ/rk/jo (For possible action)

RELATED INFORMATION:

**APN:**  
163-18-401-011

**LAND USE PLAN:**  
SPRING VALLEY - CORRIDOR MIXED-USE

**BACKGROUND:**  
**Project Description**

This application is a request to vacate and abandon patent easements on this site. The plans depict the vacation and abandonment of 33 foot wide and 3 foot wide government patent easements along the east, west, and south perimeter of the parcel, excepting out the 30 feet for Milagro Court, which is needed for the dedication of a public right-of-way to the site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0521-01	Reclassified this site to C-2 zoning for a hotel	Approved by BCC	June 2001

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North*	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-3	Multiple family apartment complex
South	Corridor Mixed-Use	C-2	Shopping center
East	Corridor Mixed-Use	C-2	Undeveloped
West	Corridor Mixed-Use	P-F	Water Reclamation building

\*Immediately to the north is the CC 215.

## Related Applications

Application Number	Request
NZC-22-0200	A nonconforming zone change request to reclassify this site to R-5 zoning for a senior housing project 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. This item has been forwarded to the Board of County Commissioners for final action.

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.

**PLANNING COMMISSION ACTION:** June 7, 2022 – APPROVED – Vote: Unanimous

#### Current 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

- Right-of-way dedication to include 30 feet and a portion of cul-de-sac for Milagro Court;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

#### 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;
- All proposed single family residential submittals will comply with code requirements for residential streets;
- Per 503.2.1.1 (Parallel Parking Permitted on Both Sides) where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to

back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curb for roll curbs;

- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving 1- and 2-family dwellings.

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

**APPROVALS:** 2 cards

**PROTESTS:** 1 card

**APPLICANT:** JAN GOYER

**CONTACT:** JAN GOYER, OVATION CONTRACTING INC, 6021 S. FORT APACHE ROAD #100, LAS VEGAS, NV 89148