

01/18/22 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

SPENCER ST/PEBBLE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0687-COLEN SHELDON & SOTO ANGELA:

VACATE AND ABANDON easements of interest to Clark County located between Tamarus Street (alignment) and Spencer Street and between Pebble Road and Ford Avenue within Paradise (description on file). MN/sd/jo (For possible action)

RELATED INFORMATION:

APN:

177-14-401-026

LAND USE PLAN:

WINCHESTER/PARADISE - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 33 foot wide government patent easements located along the north, east, and west portions of the parcel. The applicant states that these easements are no longer needed for the development of the property.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-20-0486	Reclassified 1.1 acres from R-E to CRT and R-2 zoning, waived wall height, trash enclosures, alternative yards, reduced setbacks, and modified driveway designs with a design review for an office building & single family residential development	Approved by BCC	January 2021
VS-1598-03	Vacation and abandonment of easements and right-of-way being Caliente Street, Cougar Avenue, Ford Avenue and Torino Avenue	Approved by PC	November 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
South, East & West	Commercial Neighborhood	R-E	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 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:**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

- 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: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: ACG DESIGN

CONTACT: ACG DESIGN, 4310 CAMERON ST, STE 12-A, LAS VEGAS, NV 89103