

05/17/22 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

TECO AVE/LINDELL RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0155-DNK DEVELOPMENT, LLC & MEGA INVESTMENTS LLC:

VACATE AND ABANDON easements of interest to Clark County located between Teco Avenue and Sunset Road, and between Lindell Road and Westwind Road within Spring Valley (description on file). MN/rk/jo (For possible action)

RELATED INFORMATION:

APN:

163-36-401-026

LAND USE PLAN:

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

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 north, south, and west perimeter of the parcel, excepting out the 30 feet for Teco Avenue which is needed for the dedication of a public right-of-way. The applicant indicates all necessary easements and rights-of-way will be provided with the future recording of the subdivision map.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-21-0015	Four lot subdivision with reduced lot area, waived full off-sites, and modified gate geometrics	Approved by BCC	August 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
South	Neighborhood Commercial	R-E	Undeveloped

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:**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

- Comply with approved drainage study PW20-20106;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: LUXURY BUILDERS

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