

11/16/22 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

REDWOOD ST/DIABLO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0558-DFA, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Diablo Drive and Dewey Drive, and between Redwood Street and Santa Margarita Street within Spring Valley (description on file). MN/md/syp (For possible action)

RELATED INFORMATION:

APN:

163-26-411-002 through 163-26-411-004

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of an existing pedestrian access easement located at the northwest corner of the project site, adjacent to Diablo Drive. The pedestrian access easement measures 465 square feet in area and covers an existing driveway along Diablo Drive. The driveway on Diablo Drive is being relocated with the development of the subject property; therefore, a new easement will be dedicated in concurrence with the reconstructed driveway.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0360-07	Place of worship - expired	Approved by PC	May 2007
WS-1334-05	Signage for an office complex	Approved by BCC	July 2006
TM-0316-02	One lot commercial subdivision	Approved by PC	September 2002
WC-244-02 (ZC-2149-98)	Waiver of conditions in conjunction with a design review for an office building	Approved by BCC	September 2002
ZC-2149-98	Reclassified the project site to C-P zoning with a use permit for an assisted living facility	Approved by BCC	April 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	C-P	Spring Valley Hospital
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-4	Senior housing approved via NZC-22-0068
East	Public Use	P-F	Grant Sawyer Middle School
West	Neighborhood Commercial	R-E	Undeveloped & single family residential

Related Applications

Application Number	Request
UC-22-0557	A use permit for a daycare facility and private school (K-8) 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 the pedestrian access easements since the driveway with the easement is being relocated. A new easement will be granted for the new driveway location.

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

- Grant a new pedestrian access easement;
- 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: YESHIVA DAY SCHOOL

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