

01/17/23 PC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

JONES BLVD/TECO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0643-JONES SUNSET, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Westwind Road, and between Teco Avenue and Sunset Road and a portion of a right-of-way being Jones Boulevard located between Teco Avenue and Sunset Road within Spring Valley (description on file). MN/jgh/syp (For possible action)

RELATED INFORMATION:

APN:

163-36-401-013 through 163-36-401-015

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of the following: 1) patent easements, 3 foot and 33 foot wide, within the parcels; and 2) a 5 foot portion of Jones Boulevard to accommodate a detached sidewalk. The applicant indicates the patent easements and portion of right-of-way are no longer necessary to preserve public access, utilities, or drainage on the site.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-20-0600	Reclassified 2.5 acres from R-E to C-2 zoning (APN 163-36-401-015)	Approved by BCC	March 2021
UC-20-0461	Off-highway vehicle, recreational vehicle, and watercraft storage (APNs 163-36-401-013 and 163-36-401-014)	Approved by BCC	December 2020
ZC-17-1113	Reclassified 5 acres from R-E to C-2 zoning (APNs 163-36-401-013 and 163-36-401-014)	Approved by BCC	February 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac) & Corridor Mixed-Use	R-E & M-D	Single family residential & undeveloped
South	Corridor Mixed-Use & Neighborhood Commercial	C-2 & C-P	C-store & gas station, office spaces, & undeveloped
East	Neighborhood Commercial	C-P	Office
West	Business Employment	M-D	Warehouse

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 easements and right-of-way 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

- Coordinate with Public Works - Development Review Division regarding the purchase of the vacated right-of-way;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Jones Boulevard improvement project;
- Grant any new easements as necessary;
- 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: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: LARRY BITTON

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