

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0314-AAA LAND INVESTMENT, LLC:

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

RELATED INFORMATION:

APN:

163-36-401-028

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

The request is to vacate 33 foot wide patent easements located along the north, west, and east property boundaries. The applicant states that the patent easements are no longer necessary for roads or utility purposes of the proposed development on the site. The applicant also requests to vacate an existing 10 foot wide pedestrian access and utility purpose easement along the south boundary of the subject parcel bordering Sunset Road.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0235-12	Communication tower	Approved by PC	July 2012
ZC-1072-02 (ET-0210-05)	First extension of time for C-2 zoning for a shopping center	Approved by BCC	October 2005
ZC-1072-02	Reclassified from R-E to C-2 zoning for a shopping center	Approved by BCC	October 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed Use	CG (AE-60)	Mini-Warehouse
South	Business Employment	CG (AE-60)	Undeveloped
East	Neighborhood Commercial	CP (AE-60)	Offices
West	Corridor Mixed Use	CG (AE-60)	Gas station & convenience store

Related Applications

Application Number	Request
UC-24-0313	A use permit, waivers, and design review for a hotel 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 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:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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.

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: BILL BHATTI

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