

02/02/21 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

SPANISH RIDGE AVE/DURANGO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-20-0551-HUNTINGTON VILLAGE A UNIT 1 AT RHODES RANCH:

VACATE AND ABANDON easements of interest to Clark County located between Spanish Ridge Avenue and Russell Road, and between Riley Street (alignment) and Durango Drive within Spring Valley (description on file). JJ/md/jd (For possible action)

RELATED INFORMATION:

APN:

163-29-895-005, 163-29-814-009 & 163-29-814-023

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

The plans depict an existing pedestrian access easement adjacent to single family residential lot 9 (APN 163-29-814-009) and Lot 23 (APN 163-29-814-023). The pedestrian access easement is located at the northern most portion of Bonita Park Court, a private street, and adjacent to Spanish Ridge Avenue. The easement was recorded via document number 20200629:01789. The applicant states it is necessary to vacate the easement due to the revised back of curb radius fronting Lot 9, which will be replaced per amended final map NFM-20-500151.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-19-0257	Reclassified the project site from C-1 to RUD zoning for a single family residential development	Approved by BCC	June 2019
TM-19-500078	23 single family residential lots	Approved by BCC	June 2019
VS-19-0522	Vacated and abandoned patent easements and right-of-way	Approved by BCC	June 2019
ZC-0834-07	Reclassified the project site from R-E to C-1 zoning for future commercial development	Approved by BCC	August 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional & Residential High (8 du/ac to 18 du/ac)	R-3 & C-P	Multiple family development & office complex
South	Commercial Neighborhood	R-2	Single family residential
East	Commercial Neighborhood	C-1	Office complex
West	Office Professional	R-2	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 pedestrian access easement since the developer is processing an amended final map to correct the radii at the spandrel for Bonita Park Court. As part of that amended map, a new pedestrian access easement will be granted based on the corrected radii.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD has existing or proposed assets within the area proposed to be vacated per VS-0551-20; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the easements/ROW are reserved; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; and that CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: ANDREW ACUNA

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