

02/02/21 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

PATRICK LN/CIMARRON RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-20-0564-COUNTY OF CLARK (AVIATION):

VACATE AND ABANDON easements of interest to Clark County located between Oquendo Road (alignment) and Patrick Lane, and between Cimarron Road (alignment) and Warbonnet Way (alignment) within Spring Valley (description on file). MN/al/jd (For possible action)

RELATED INFORMATION:

APN:
163-33-601-001; 163-33-601-005

LAND USE PLAN:
SPRING VALLEY - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:
Project Description

The site has been approved for a 207 lot single family residential development. This request is to vacate 33 foot wide government patent easements located on portions of the site. The applicant indicates that these easements are not needed for development in this area and that any required rights-of-way or utility easements will be dedicated with the future subdivision map for the development.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-20-0056	Vacated and abandoned a 5 foot wide portion of right-of-way to accommodate a detached sidewalk	Approved by BCC	March 2020
ZC-19-0968	Reclassified 23.2 acre portion of this site to R-2 zoning and included a design review for a single family residential developed on the site	Approved by BCC	March 2020
TM-19-500260	Single family residential development	Approved by BCC	March 2020
ZC-0878-96	Reclassified a portion of this site to R-2 zoning for a 40 lot planned unit development	Approved by BCC	July 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-E & R-1	Undeveloped & single family residential
South	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
East	Residential Suburban (up to 8 du/ac)	R-2 & R-1	Single family residential
West	Residential Suburban (up to 8 du/ac)	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 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.

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.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KB HOME

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