

02/17/21 BCC AGENDA SHEET

EASEMENT  
(TITLE 30)

FORT APACHE RD/MAULE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-20-0581-JO FAM PROPERTY LLC:**

**VACATE AND ABANDON** an easement of interest to Clark County located between Maule Avenue and Martin Avenue, and between Fort Apache Road and Quarterhorse Lane within Spring Valley (description on file). JJ/lm/jd (For possible action)

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RELATED INFORMATION:

**APN:**

176-05-226-005

**LAND USE PLAN:**

SPRING VALLEY - COMMERCIAL GENERAL

SPRING VALLEY - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

The request is to vacate and abandon an existing pedestrian access, streetlight, and traffic control device easement along Fort Apache Road. The applicant states that the vacation is needed for the proposed development of one of the existing pad sites and that a new easement with the new location of the driveway will be granted.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DR-19-0600	Signage in conjunction with a convenience store with gasoline station	Approved by BCC	October 2019
WS-18-0655	Allowed alternative landscaping with design review for proposed lighting, signage (wall signs for The Learning Experience), and modified landscaping in conjunction with a shopping center	Approved by BCC	October 2018
WS-1003-17	Allowed modified driveway design standards in conjunction with a shopping center	Approved by BCC	January 2018
VS-1004-17	Vacated and abandoned a portion of right-of-way	Approved by BCC	January 2018

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
TM-0198-17	1 lot commercial subdivision	Approved by BCC	January 2018
UC-0667-17	Shopping center with convenience store, gasoline station, day care facility, and future restaurants; reduce the separation between a convenience store and a residential use and reduce the separation between a gasoline station and a residential use	Approved by BCC	September 2017
DR-1566-03	Tavern and convenience store in conjunction with an approved shopping center - expired	Approved by BCC	January 2004
UC-1275-01	Reduced separations from a convenience store and gasoline station to a residential use - expired	Approved by BCC	December 2001
ZC-0017-01	Reclassified the site to C-2 zoning for a proposed shopping center	Approved by BCC	March 2001

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped
South	Major Development Project (Rhodes Ranch)	R-2	Single family residential
East	Residential High (8 to 18 du/ac)	R-3	Multiple family residential
West	Commercial Neighborhood	R-2	Single family residential & Faiss Middle School

This property is located within the Public Facilities Needs Assessment (PFNA) area.

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-20-0580	Proposed drive-thru restaurant and site lighting, with reductions to parking and commercial driveway standards 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 Comprehensive Master Plan, , 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**

- Grant new easements as required;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Building Department - Fire Prevention**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** JO FAM PROPERTY LLC

**CONTACT:** ANN PIERCE, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR., STE 650, LAS VEGAS, NV 89135