

EASEMENT  
(TITLE 30)

SPENCER ST/ROBINDALE RD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-21-0185-MARIANO, MARILOU:**

**VACATE AND ABANDON** easements of interest to Clark County located between Spencer Street and Bruce Street, and between Robindale Road and Sur Este Avenue (alignment) within Paradise (description on file). MN/md/jd (For possible action)

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**RELATED INFORMATION:**

**APN:**

177-11-603-003

**LAND USE PLAN:**

WINCHESTER/PARADISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of a public drainage easement encumbering the western portion of the project site. The area occupied by the easement measures 7,268 square feet. The applicant states the vacation of the easement is necessary for the development of the project site. Furthermore, according to the applicant, the portion of the easement being vacated is not necessary for the conveyance of stormwater.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential & drainage channel
South & East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential
West	Residential Suburban (up to 8 du/ac) & Public Facilities	R-E	Single family residential & drainage channel

**Related Applications**

<b>Application Number</b>	<b>Request</b>
UC-21-0184	A request for a use permit for a place of worship 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 a portion of the drainage easements that is 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 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**

- Drainage study and compliance;
- Right-of-way dedication to include a portion of the Duck Creek Channel;
- Grant necessary easements and/or right-of-way;
- Applicant shall perform a topo survey to determine the limits of the Duck Creek Channel in relationship to the on-site and off-site improvements.

**Building Department - Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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

- No objection.

**TAB/CAC:** Paradise - denial.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MARILOU MARIANO

**CONTACT:** PHILIP WAKEFIELD, BLUE DIAMOND CIVIL ENGINEERING, 9816  
GILESPIE ST., BUILDING E, SUITE, 120, LAS VEGAS, NV 89183