

07/07/21 BCC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

JONES BLVD/POST RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0245-DRY CREEK PLAZA, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Post Road and Patrick Lane, and between Jones Boulevard and Duneville Street and a portion of a right-of-way being Jones Boulevard located between Post Road and Patrick Lane within Spring Valley (description on file). MN/bb/jd (For possible action)

RELATED INFORMATION:

APN:

163-36-301-011

LAND USE PLAN:

SPRING VALLEY - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

The applicant is proposing to vacate patent easements of 33 feet along the north and east property lines and 3 feet on the south property line. The request includes a proposed vacation of 5 feet of right-of-way along Jones Boulevard to accommodate a detached sidewalk and landscaping.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0456	Reclassified 1.8 acres from R-E to C-P zoning for a congregate care facility	Approved by BCC	August 2018
NZC-0180-07	Reclassified the site from R-E to C-P zoning for an office development, subject to no vehicular access to Post Road and single story buildings with architectural elements consistent with contiguous single family residences - expired	Approved by BCC	April 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	R-E	Undeveloped with an approved congregate care facility

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Office Professional	C-P	Hospice care facility & office building
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
West	Public Facilities	R-E	Undeveloped

Related Applications

Application Number	Request
UC-21-0226	A request for a congregate care facility 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 does not object to either the vacation of patent easements that are not necessary for site, drainage, or roadway development or right-of-way on Jones Boulevard to accommodate detached sidewalks.

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

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

- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: CLAYTON NEILSEN

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