EASEMENT HUALAPAI WY/PEACE WY (TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-0757-13 – NV PEACE, LLC:

**VACATE AND ABandon** easements of interest to Clark County located between Rochelle Avenue and Peace Way, and between Hualapai Way and Grand Canyon Drive within Spring Valley (description on file). SB/co/ml (For possible action)

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**RELATED INFORMATION:**

**APN:**
163-19-211-012 & 013

**LAND USE PLAN:**
SPRING VALLEY – RESIDENTIAL URBAN CENTER (18DU/AC TO 32 DU/AC)

**BACKGROUND:**

**Project Description**
This application is a request to vacate and abandon a portion of an existing drainage easement on 2 parcels (APN 163-19-211-012 & 013) which were approved for a multi-family residential development in May 2013. Since the existing easement does not fit in with the approved project, the applicant is requesting this vacation. A new drainage easement will be granted upon review and approval of a drainage study by Clark County Public Works.

**Prior Land Use Requests**

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZC-0163-13</td>
<td>Reclassified parcels from C-2 to R-4 zoning</td>
<td>Approved by BCC</td>
<td>May 2013</td>
</tr>
<tr>
<td>PA-0008-12</td>
<td>Plan Amendment to re-designate the existing land use category from CG (Commercial General) to RUC (Residential Urban Center from 18 to 32 du/ac)</td>
<td>Adopted by BCC</td>
<td>March 2013</td>
</tr>
</tbody>
</table>

**Surrounding Land Use**

<table>
<thead>
<tr>
<th></th>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North &amp; East</td>
<td>Commercial General</td>
<td>C-2</td>
<td>Partially developed commercial</td>
</tr>
<tr>
<td>South</td>
<td>Residential High &amp; Commercial General</td>
<td>R-3, R-E, &amp; C-2</td>
<td>Apartment complex</td>
</tr>
<tr>
<td>West</td>
<td>Summerlin South – up to Single Family Residential</td>
<td>R-2,C-1 &amp; C-2</td>
<td>Partially developed commercial and single family dwellings</td>
</tr>
</tbody>
</table>
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 Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning
- Satisfy utility companies' requirements.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; 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;
- 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: NV Peace, LLC
CONTACT: Dennis Wertzler, 3301 West Spring Mountain Road #119, Las Vegas, NV 89102