

11/21/23 BCC AGENDA SHEET

EASEMENTS  
(TITLE 30)

GOMER RD/CONQUISTADOR ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-23-0685-MOLLY V. SERIES 3, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Conquistador Street and Hualapai Way and between Gomer Road and Cliff Dwellings Avenue (alignment) within Enterprise (description on file). JJ/sd/syp (For possible action)

RELATED INFORMATION:

**APN:**

176-19-401-005 through 176-19-401-008

**LAND USE PLAN:**

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

The applicant is requesting to vacate and abandon 3 foot wide and 33 foot wide patent easements around the boundary of the project.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, West, & East	Mid-Intensity Suburban Neighborhood (8 du/ac)	R-2	Single family residential
South	Open Lands	R-E	Undeveloped

The subject site is located within the Public Facilities Needs Assessment (PFNA) area.

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-23-0686	A zone change to reclassify from an R-E zone to an R-2 zone for a single family residential development is a companion item of this agenda.
TM-23-500140	A tentative map for a 20 lot subdivision 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 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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**

- Right-of-way dedication to include 35 feet to the back of curb for Gomer Road, 30 feet for Conquistador Street and associated spandrel;
- 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 dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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

- No objection.

**TAB/CAC:** Enterprise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** LARRY BITTON

**CONTACT:** JASON DINEEN, HORROCKS, 1401 N. GREEN VALLEY PARKWAY, SUITE 160, HENDERSON, NV 89074