

EASEMENTS  
(TITLE 30)

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-21-0304-CRUZ FAMILY TRUST & CRUZ LEONDINO G & NARCISA T TRS:**

**VACATE AND ABANDON** easements of interest to Clark County located between Serene Avenue (alignment) and Meranto Avenue (alignment), and between Fort Apache Road and Chieftain Street (alignment) within Enterprise (description on file). JJ/md/jd (For possible action)

**RELATED INFORMATION:**

**APN:**

176-19-701-004; 176-19-701-007; 176-19-701-008

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL GENERAL

ENTERPRISE - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of 33 foot wide government patent easements interior to the project site. Three foot wide patent easements adjacent to Meranto Avenue and Chieftain Street will also be vacated. The applicant states the vacation of the easements is necessary for the development of the project site and future right-of-way dedication.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Commercial General	C-2	Undeveloped
South	Residential High (8 du/ac to 18 du/ac)	RUD	Undeveloped
East	Residential Medium (3 du/ac to 14 du/ac)	RUD	Single family residential
West	Commercial General & Residential Suburban (up to 8 du/ac)	R-E & R-2	Single family residential

The subject site and surrounding properties are in the Public Facilities Needs Assessment (PFNA) area.

## Related Applications

Application Number	Request
NZC-21-0303	A nonconforming zone change to reclassify 7.6 acres from R-E and H-2 to RUD zoning for an attached (townhouse) planned unit development is a companion item on this agenda.
TM-21-500096	A tentative map consisting of 93 attached single family residential lots on 7.6 acres 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. This item has been forwarded to the Board of County Commissioners for final action.

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.

**PLANNING COMMISSION ACTION:** August 3, 2021 – APPROVED – Vote: Unanimous

#### 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

- Right-of-way dedication to include 45 feet to the back of curb for Fort Apache Road, 35 feet to the back of curb for Serene Avenue, 30 feet for Meranto Avenue, 30 feet for Chieftan Street, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the final map;

- Applicant shall apply for a Bureau of Land Management (BLM) grant for Chieftain Street;
- 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.

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

**APPROVALS:** 1 card

**PROTESTS:** 4 cards, 2 letters

**APPLICANT:** D.R. HORTON

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