

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0296-COUNTY OF CLARK (AVIATION) ET. AL.:

VACATE AND ABANDON easements of interest to Clark County located between Lisa Lane (alignment) and Durango Drive, and between Pebble Road and Ford Avenue; and a portion of a right-of-way being Pebble Road located between Durango Drive and Lisa Lane (alignment) within Enterprise (description on file). JJ/md/syp (For possible action)

RELATED INFORMATION:

APN:

176-16-401-019; 176-16-401-026; 176-16-401-044

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 5 foot wide portion of right-of-way being Pebble Road, adjacent to the south boundary of the proposed subdivision. The vacation of the right-of-way is necessary to accommodate the required detached sidewalk along Pebble Road. The plans also depict the vacation and abandonment of 33 foot wide government patent easements centrally located within the boundaries of the project site. The patent easements are no longer needed for utility and roadway purposes. The easements must be vacated to facilitate the development of the site.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped & single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 & CG	Single-family residential; convenience store with gas station; & restaurant with drive-thru

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

Related Applications

Application Number	Request
ZC-24-0295	A zone change request to reclassify the project site to RS5.2 zoning is a companion item on this agenda.
WS-24-0297	A waiver of development standards to modify residential adjacency standards and increase wall height in conjunction with design reviews for alternative landscaping and a single-family residential development is a companion item on this agenda.
TM-24-500062	A tentative map for a 30 lot single-family residential subdivision on 7.11 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 needed for site, drainage, or roadway development and right-of-way for 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 25 feet to the back of curb for Lisa Lane and portion of an elbow/knuckle at the intersection of Lisa Lane and Torino Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES

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