

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0492-GILESPIE ERIE, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Erie Avenue and Starr Avenue, and between Gilespie Street and Placid Street (alignment), and a portion of a right-of-way being Gilespie Street located between Erie Avenue and Chartan Avenue, and a portion of right-of-way being La Cienega Street located between Erie Avenue and Starr Avenue, and a portion of right-of-way being Erie Avenue located between Gilespie Street and Placid Street (alignment) within Enterprise (description on file). MN/bb/kh (For possible action)

RELATED INFORMATION:

APN:

177-33-701-001; 177-33-701-002; 177-33-701-004; 177-33-701-006 through 177-33-701-008; 177-33-801-024

LAND USE PLAN:

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:**Project Description**

The applicant is requesting to vacate and abandon patent easements along various parcels throughout the proposed single-family residential development. Per the applicant, utilities and flood control easements can be accommodated within the proposed subdivision roadways. The easements are no longer needed and vacating the easements is necessary to further develop the subdivision.

The applicant is also vacating a portion of right-of-way being La Cienega Street that is 30 feet wide with 330 linear feet south of Erie Avenue, and 5 foot wide areas of Gilespie Street and Erie Avenue for detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0305-16	Establish a private school and waiver for increased building height, alternative landscaping, and off-site improvements (curb, gutter, sidewalks, street lights, and partial paving) for APN 177-33-701-001 and a portion of 177-33-701-004 - expired	Held at BCC	June 2016

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0159-09	Established a place of worship, waiver for full off-sites, allow access to a local street, design review for the overall design for APN 177-33-704-002 (portion) - withdrawn without prejudice	Withdrawn by applicant	July 2015
ZC-1026-05	Reclassified 3,800 parceling from R-E zoning to R-E RNP-I zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Vacant
South & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential

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

Related Applications

Application Number	Request
WS-24-0493	Waivers of development standards and design review for a 50 lot single-family residential subdivision is a companion item on this agenda.
TM-24-500103	A tentative map for a 50 lot single-family detached residential development 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

- Right-of-way dedication to include 35 feet to the back-of-curb for Erie Avenue, 35 feet to the back-of-curb for Giles pie Street, between 25 feet and 50 feet to the back-of-curb for Chartan Avenue, 25 feet to the back-of-curb and cul-de-sac for La Cienega 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 subdivision map;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way, dedication to the back-of-curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS: 2 cards

PROTESTS: 11 cards, 3 letters

PLANNING COMMISSION ACTION: November 5, 2024 – HELD – To 11/19/24 – per the applicant.

APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, INC.

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