

12/18/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0601-VERLAINE, LLC & PRECEDENT PROPERTIES, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Mesa Verde Lane (alignment) and Englewood Avenue and between Cameron Street and Decatur Boulevard within Enterprise (description on file). MN/hw/kh (For possible action)

RELATED INFORMATION:

APN:

177-07-401-018

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans show the vacation and abandonment of a government patent easement that runs along the perimeter of the subject site. Along the northern, western, and southern property lines, a 33 foot wide patent easement is proposed to be vacated. Additionally, along the eastern property line along Cameron Street, a 3 foot wide portion of the same patent easement is proposed to be vacated. The applicant indicates the existing patent easements are no longer necessary to access adjacent properties nor for the development of the site and the vacation of these easements should not affect the surrounding area or property owners.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1781-05	Vacated a portion of a Cameron Street (spandrel) at the intersection with Mesa Verde Lane - recorded	Approved by PC	December 2005
VS-0665-03	Vacated a portion of a Cameron Street (spandrel) at the intersection with Mesa Verde Lane - expired	Approved by PC	June 2003
VS-0269-00	Vacated patent easements and portions of Mesa Verde Lane, Cameron Street, Rodgers Street, and Moberly Avenue - recorded	Approved by BCC	April 2000
UC-0480-99	Electrical substation with communications towers and 12, 230kV overhead electric power transmission lines	Approved by PC	May 1999
UC-0467-97	Temporary construction staging area including laydown, staging, and storage for a rock crushing and batch plant with a temporary manufactured office - expired	Approved by PC	April 1997

Prior Land Use Requests

Application Number	Request	Action	Date
VC-0044-93	Allowed a 3,000 square foot metal accessory building in conjunction with a proposed residence	Approved by PC	February 1993

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East	Open Lands	RS20	Undeveloped BLM land

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

Related Applications

Application Number	Request
ZC-24-0602	A zone change to reclassify the site from an RS20 to RS3.3 zone is a companion item on this agenda.
WS-24-0603	A waiver of development standards for a single-family detached residential development is a companion item on this agenda.
TM-24-500131	A tentative map for a 19 lot single-family residential 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 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 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 to include dedication to back of sidewalk along Cameron Street;
- 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

- 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; and to show on-site fire lane, turning radius, and turnarounds.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: LV, LLC

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