

EASEMENTS & RIGHT-OF-WAY
(TITLE 30)

UPDATE
TENAYA WY/PALMYRA AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-21-0054-N2MH LLC & EAGLE 40 LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Coley Avenue and Palmyra Avenue, and between Monte Cristo Way and Tenaya Way and a portion of a right-of-way being a portion of Coley Avenue, Tenaya Way, Palmyra Avenue, and Monte Cristo Way within Spring Valley (description on file). JJ/nr/jd (For possible action)

RELATED INFORMATION:

APN:
163-10-308-001; 163-10-308-002

LAND USE PLAN:
SPRING VALLEY - PUBLIC FACILITIES

BACKGROUND:
Project Description

The application is a request to vacate and abandon the patent easements and “Resolution Relative to Acquisition of Rights-of-Way” for this site. The plans depict the vacation and abandonment that vary in width around the perimeter of the site along Coley Avenue, Monte Cristo Way, Palmyra Avenue, and Tenaya Way.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1481-94	Vacation of a surplus of right-of-way (only affected northwest portion of property on Coley Avenue)	Approved by BCC	December 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential

Related Applications

Application Number	Request
WS-21-0068	A single family development with reduced lot sizes and increased finished grade is a companion item on this agenda.
TM-21-500021	A 20 lot single family 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 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

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 18.5 feet to the back of curb for Palmyra Avenue, 22.5 feet to the back of curb for Coley Avenue, 20.5 feet to the back of curb for Monte Cristo Way, 25 feet to the back of curb for Tenaya Way, and associated spandrels;
- Grant necessary easements for pedestrian access and streetlights and traffic control devices on all public street frontages;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Spring Valley - approval.

APPROVALS: 4 cards

PROTESTS: 19 cards

COUNTY COMMISSION ACTION: April 21, 2021 – HELD – To 05/05/21 – per the applicant.

COUNTY COMMISSION ACTION: May 5, 2021 – HELD – To 05/19/21 – per the applicant.

COUNTY COMMISSION ACTION: May 19, 2021 – HELD – To 06/02/21 – per the applicant.

APPLICANT: BH PRADO, LLC

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