

08/18/21 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

LE BARON AVE/EDMOND ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0337-SIGNATURE HOMES AT EDMOND, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Edmond Street and Lindell Road and between Lake Sonoma Avenue and Le Baron Avenue within Enterprise (description on file). JJ/sd/jd (For possible action)

RELATED INFORMATION:

APN:

176-25-501-019

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 33 foot wide government patent easements located along the north, west, and south property lines and a 3 foot wide patent easement located along the east property line adjacent to Edmond Street. The applicant states that these easements are no longer needed for the development of this parcel.

Prior Land Use Requests

Application Number	Request	Action	Date
MPC-1659-02	MPC Cactus Hill	Approved by BCC	April 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, West, & East	Residential Suburban	R-2	Single family residential
South	Public Facilities	R-E	Utility station

Related Applications

Application Number	Request
TM-21-500104	A tentative map for 15 single family residential homes is a companion item on this agenda.

Related Applications

Application Number	Request
ZC-21-0338	A zone change from R-E to R-2 zoning for a 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 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 30 feet for Edmond Street;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: RICK BARRON

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