

EASEMENTS
(TITLE 30)

UPDATE
GRAND CANYON DR/MAULE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-20-0519-MAULE GRAND CANYON, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Grand Canyon Drive and Wimberly Street (alignment), and between Maule Avenue and Bonanza Creek Avenue (alignment) within Spring Valley (description on file). JJ/rk/jd (For possible action)

RELATED INFORMATION:

APN:
176-06-601-007

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:
Project Description

The plans depict the vacation and abandonment of both government patent easements and a public drainage easement. More specifically, the plans show the vacation of patent easements located along the north and east boundaries of the subject parcel, 33 feet in width. The plans also show the vacation of a drainage easement located on a portion of the parcel's north half, which has varying width 60 feet and greater. The applicant indicates these easements are no longer necessary for the proposed development or surrounding area as private and public streets will be constructed to provide proper drainage and access to the development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0386-01	Reclassified this site to C-2 zoning for a retail center consisting of a convenience store, tavern, restaurant, and bank	Approved by BCC	May 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Existing single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Major Development Project (Summerlin South) - Public Facilities & Single Family Residential (up to 10 du/ac)	P-F & R-2	Undeveloped; partially constructed single family residential
East	Commercial General	C-2	RV Storage & mini-warehouse complex; retail building
West	Major Development Project (Summerlin South) - Single Family Residential (up to 10 du/ac)	R-2	Partially constructed single family residential

Related Applications

Application Number	Request
NZC-20-0518	To reclassify this site to RUD zoning for a single family attached townhome development with a use permit for a planned unit development is a companion item on this agenda.
TM-20-500178	A tentative map to subdivide the site into 68 single family residential lots on 5.3 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 easements that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval. This item has been forwarded to the Board of County Commissioners' meeting for final action.

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.

PLANNING COMMISSION ACTION: February 2, 2021 – APPROVED – Vote: Unanimous
Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that 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

- Drainage study and compliance;
- Right-of-way dedication to include 35 feet to the back of curb for Grand Canyon Drive, 35 feet to the back of curb for Maule Avenue, and associated spandrel;
- If required by the Regional Transportation Commission (RTC), grant a bus shelter pad easement in accordance with RTC standards on the east side of Grand Canyon Drive, approximately 100 feet north of Maule Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

TAB/CAC:

APPROVALS:

PROTESTS: 3 cards

PLANNING COMMISSION ACTION: January 19, 2021 – HELD – To 02/02/21 – per the applicant.

COUNTY COMMISSION ACTION: March 3, 2021 – HELD – To 03/17/21 – per the applicant.

APPLICANT: THM ENTERPRISES, INC.

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