

EASEMENTS
(TITLE 30)

BERMUDA RD/SERENE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-21-0154-SERENE, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Bermuda Road and Pollock Drive, and between Serene Avenue and Silverado Ranch Boulevard within Paradise (description on file). MN/bb/jd (For possible action)

RELATED INFORMATION:

APN:

177-22-313-001 through 177-22-313-368; 177-22-314-001 through 177-22-314-240

LAND USE PLAN:

WINCHESTER/PARADISE - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

WINCHESTER/PARADISE - RESIDENTIAL URBAN CENTER (FROM 18 DU/AC TO 32 DU/AC)

BACKGROUND:

Project Description

The applicant is requesting to vacate the existing drainage easement that varies in width and is located adjacent to the property lines on the west, south, and east sides of the parcels. The drainage easement range in width up to being 50 feet wide. A new drainage easement will be dedicated with a final map for the property.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-20-0155	Changes to 2 adjacent existing condominium complexes including reclassifying 19.4 acres to R-4 zoning	Approved by BCC	June 2020
TM-0201-04	240 unit condominium residential complex on the northwest portion of the site	Approved by PC	May 2004
DR-0866-02	240 unit apartment complex on the northwest portion of the site	Approved by BCC	August 2002
ZC-0816-01	Reclassified the northwest portion of the site from R-3 to R-4 zoning for a multiple family residential development	Approved by BCC	December 2001

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0298-01	368 unit condominium residential complex on the east and south sides of the site	Approved by PC	December 2001
UC-1262-01	Changed the existing 368 apartment complex to planned unit development condominium development	Approved by PC	December 2001
DR-0715-99	Multiple family residential development	Approved by PC	July 1999
ZC-0869-96	Reclassified the site to R-3 zoning	Approved by BCC	July 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
South	Commercial General	C-2	Shopping center
West	Public Facilities & Residential Suburban (up to 8 du/ac)	P-F & R-2	Detention basin & single family residential

Related Applications

Application Number	Request
WS-21-0112	A waiver of development standards for height in conjunction with a new gym building is a companion item on this agenda.
TM-20-500187	A tentative map for the condominium complex in the southeast portion of the site is a companion item on this agenda.
TM-20-500188	A tentative map for the condominium complex in the northwest portion of the site 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 a public drainage easement that is 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

- Drainage study and compliance;
- 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: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: SIGNATURE HOMES

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