

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

CAMERON ST/ARBY AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0245-COUNTY OF CLARK (AVIATION):

VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Capovilla Avenue, and between Cameron Street and Rodgers Street and a portion of right-of-way being Ullom Drive located between Capovilla Avenue and Warm Springs Road within Enterprise (description on file). MN/rk/syp (For possible action)

RELATED INFORMATION:

APN:

177-06-402-008; 177-06-402-009

LAND USE PLAN:

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

The plans show the vacation and abandonment of patent easements ranging in size from 3 feet to 33 feet wide which are located on the perimeter of APN 177-06-402-009, excepting out dedication for public right-of-way. Additionally, the plans show the vacation and abandonment of a portion of a remnant cul-de-sac being Ullom Drive where it terminates at the south boundary of the site.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Mix of developed & undeveloped single family residential

Related Applications

Application Number	Request
WS-23-0244	A waiver of development standards for a single family development is a companion item on this agenda.
TM-23-500070	A tentative map for 31 single family residential lots on 17.7 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 and right-of-way 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Comprehensive 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 to 60 feet for Cameron Street, 30 feet for Capovilla Avenue, 30 feet for Arby Avenue and associated spandrels;
- Dedication and vacation of Ullom Drive to be coordinated with Public Works - Development Review;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PN II, INC.

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