

11/08/23 BCC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

MOHAWK ST/OLETA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0621-ROMAN CATHOLIC BISHOP LAS VEGAS:

VACATE AND ABANDON easements of interest to Clark County located between Lindell Road and Mohawk Street and between Agate Avenue and Serene Avenue (alignment) and a portion of right-of-way being Lindell Road located between Agate Avenue and Serene Avenue (alignment) within Enterprise (description on file). JJ/jor/syp (For possible action)

RELATED INFORMATION:

APN:

176-24-601-013; 176-24-601-019; 176-24-601-051; 176-24-601-055

LAND USE PLAN:

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

BACKGROUND:

Project Description

The existing patent easements are located within APNs 176-24-601-013 and 176-24-601-019. These easements are no longer needed for the proposed subdivision. Furthermore, the applicant is requesting to vacate a portion of right-of-way being Lindell Road to allow detached sidewalks to be installed.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1098-07	Place of worship - expired	Approved by BCC	January 2008
ZC-1026-05	Reclassified 3,800 parcels from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

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

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Ranch Estate Neighborhood (from 2 du/ac to 3 du/ac)	R-E (RNP-I) & R-D	Single family residential

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
TM-23-500128	A tentative map consisting of 16 lots for a proposed single family residential subdivision is a companion item on this agenda.
WS-23-0620	A waiver of development standards for increased retaining wall height and design reviews for increased finished grade and proposed single family 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 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 has adopted a rewrite to Title 30 effective January 1, 2024, 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 35 feet to the back of curb for Lindell Road, 60 feet for Oleta Avenue, 30 feet for Mohawk Street and associated spandrels;
- 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 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; and that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval (amend Public Works bullet #1 to the following: right-of-way dedication to 40 feet for Lindell Road, 60 feet for Oleta Avenue, 30 feet for Mohawk Street and associated spandrels).

APPROVALS:

PROTESTS:

APPLICANT: PINNACLE HOMES

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