

06/21/23 BCC AGENDA SHEET

EASEMENTS  
(TITLE 30)

MERANTO AVE/TEE PEE LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-23-0222-LV TEE PEE ROAD ONE, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Meranto Avenue and Serene Avenue, and between Newbattle Street and Tee Pee Lane (alignment) within Enterprise (description on file). JJ/al/syp (For possible action)

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RELATED INFORMATION:

**APN:**

176-19-701-006

**LAND USE PLAN:**

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

The applicant is proposing to develop the site as a single family residential subdivision. The request is to vacate government patent easements along the boundaries of the parcel that the applicant indicates are not necessary for development in this area. All required right-of-way dedications and utility and drainage easements will be provided with the recording of the subdivision map.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-20-0010	Waiver for increased wall height and design reviews for a single family residential development	Approved by BCC	February 2020
VS-20-0011	Vacated and abandoned easements - expired	Approved by BCC	February 2020
TM-20-500001	20 lots and common lots for a single family residential subdivision	Approved by BCC	February 2020
ZC-0781-17	Reclassified the site to R-2 zoning for a future residential development	Approved by BCC	November 2017
VS-0782-17	Vacated and abandoned government patent easements - expired	Approved by BCC	November 2017

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Undeveloped

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-23-0221	A waiver of development standards and design reviews for a single family residential development is a companion item on this agenda.
TM-23-500064	A tentative map for a single family residential subdivision 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 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 for Meranto Avenue;
- 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:** STRIVE ENGINEERING**CONTACT:** STRIVE ENGINEERING, 8912 SPANISH RIDGE AVENUE, SUITE 200, LAS VEGAS, NV 89148