

EASEMENTS
(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0335-FRIAS, PHYLLIS M. CHARITABLE TRUST ETAL & MOWBRAY, JOHN H. TRS:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Haleh Avenue and Frias Avenue, and between Valley View Boulevard and Polaris Avenue within Enterprise (description on file). JJ/rr/syp (For possible action)

RELATED INFORMATION:

APN:

177-29-301-019; 177-29-301-020

LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of existing government patent easements. The applicant states that these easements were granted in support of the individual parcels but are no longer required for the proposed development of the following parcel: APN 177-29-301-020, vacate and abandon 8 feet of a 33 foot wide patent easement located along the north and west parcel lines, and 3 foot wide patent easement along the south and east parcel lines adjacent to Frias Avenue and Polaris Avenue, respectively; APN 177-29-301-019, vacant and abandon a 33 foot wide patent easement located along the west, north and east parcel lines, and a 3 foot wide patent easement located along the south parcel line adjacent to Frias Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
LUP-20-700128	Change land use category from RL to RS within the Enterprise Land Use Plan	Cancelled by BCC	July 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-2 & R-E	Single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RUD	Undeveloped
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-D	Single family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

This site and the surrounding area are in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
ZC-23-0334	A zone change from R-E to R-2 for a single family residential subdivision is a companion item on this agenda.
TM-23-500074	A tentative map for 21 single family lots and 2 common lots 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 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 25 feet to the back of curb for Polaris Avenue, 25 feet to the back of curb for Frias Avenue, and associated spandrel;
- 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.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS: 7 cards

COUNTY COMMISSION ACTION: August 16, 2023 – HELD – To 09/20/23 – per the applicant.

APPLICANT: PN II, INC.

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE, SUITE 100, LAS VEGAS, NV 89118