

05/07/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0072-AMH NV 14 DEVELOPMENT, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Pebble Road on the east and west sides of Grand Canyon Drive (alignment), and a portion of right-of-way being Grand Canyon Drive located between Ford Avenue and Pebble Road within Spring Valley and Enterprise (description on file). JJ/tpd/ng (For possible action)

RELATED INFORMATION:

APN:

176-18-401-005; 176-18-801-001

LAND USE PLAN:

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

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of the following: 1) a 40 foot wide, 266 foot long, portion of Grand Canyon Drive; 2) 100 foot wide and 40 foot wide drainage easements located on the south and west sides of APN 176-18-801-001; and 3) patent easements on the east, north, and west sides of APN 176-18-401-005. The applicant indicates these easements and right-of-ways are no longer necessary for the approved development (ZC-21-0590) as private and public streets will be constructed to provide proper drainage and access to the site.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0241	Waivers of development standards and design reviews for a single family subdivision	Approved by BCC	July 2023
VS-21-0591	Vacated and abandoned easements between Ford Avenue and the Blue Diamond Wash, the east and west sides of Grand Canyon Drive (alignment), and a portion of right-of-way between Ford Avenue and the Blue Diamond Wash - expired	Approved by BCC	December 2021
ZC-21-0590	Reclassified the site from R-E to R-2 zoning for a single family subdivision with waivers for alternative yards, increased wall height, reduced street intersection off-set, and design review for finished grade	Approved by BCC	December 2021

Prior Land Use Requests

Application Number	Request	Action	Date
TM-21-500166	42 single family residential lots and common lots	Approved by BCC	December 2021
PA-21-700003	Plan amendment to amend the Transportation Element for Grand Canyon Drive (between Pebble Road and Ford Avenue)	Adopted by BCC	November 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	PF & RM18 (PCO)	Robert L. Forbus Elementary School & single family residential
South	Open Lands & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 (PCO)	Undeveloped
East	Compact Neighborhood (up to 18 du/ac)	RS20	Undeveloped
West	Open Lands & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Undeveloped

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

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 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 within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Blue Diamond Wash Trail improvement project;
- Right-of-way dedication to include 30 feet to the back of curb for Ford Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Spring Valley - approval. Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: AMH DEVELOPMENT, LLC

CONTACT: THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120