

EASEMENT
(TITLE 29)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-20-0604-SHCC 2018, LLC:

HOLDOVER VACATE AND ABANDON an easement of interest to Clark County located between Stonewater Lane and Highlander Golf Lane, and between Goett Golf Drive and Oxwood Street (alignment) within Enterprise (description on file). JJ/rk/jd (For possible action)

RELATED INFORMATION:

APN:
191-06-518-005; 191-06-518-007

LAND USE PLAN:
ENTERPRISE - MAJOR DEVELOPMENT PROJECT (SOUTHERN HIGHLANDS) –
COMMERCIAL GENERAL

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a public drainage easement. The drainage easement is approximately 20 feet wide and is located along the east portion of the development. The applicant indicates this easement is no longer necessary for the proposed development or surrounding area as private and public streets will be constructed to provide proper drainage for the development.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0034-05	1 lot commercial subdivision on 6.1 acres	Approved by PC	February 2005
ZC-0973-03	Reclassified this site and the areas east of this site to C-2 zoning for an office building	Approved by BCC	September 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Development Project (Southern Highlands) - Residential Medium (2 du/ac to 14 du/ac)	R-2	Single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South & West	Major Development Project (Southern Highlands) - Public Facilities	P-F	Open space park & drainage basin
East	Residential Suburban (up to 8 du/ac)	R-2	Single family residential

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

Related Applications

Application Number	Request
ZC-20-0603	A zone change to reclassify this site to R-3 zoning for an attached single family residential subdivision is a companion item on this agenda.
TM-20-500203	A tentative map consisting of 79 single family residential lots on 5.4 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 29.

Analysis

Public Works - Development Review

Staff has no objection to the vacation of the public drainage easement that is not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on **July 21, 2021 at 9:00 a.m.**, unless otherwise announced.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 29, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current 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

- Drainage study and compliance;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS: 15 cards, 6 letters

PLANNING COMMISSION ACTION: February 16, 2021 – HELD – To 03/02/21 – per the applicant.

PLANNING COMMISSION ACTION: March 2, 2021 – HELD – To 04/20/21 – per the applicant.

PLANNING COMMISSION ACTION: April 20, 2021 – HELD – To 06/15/21 – per the applicant.

APPLICANT: OLYMPIA COMPANIES, LLC

CONTACT: WESTWOOD, 5740 S. ARVILLE ST., STE 216, LAS VEGAS, NV 89118