

EASEMENTS
(TITLE 30)

GOMER RD/GRAND CANYON DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0356-SILVER HINSON, LLC & GRAND GOMER, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Meranto Avenue and Gomer Road (alignment), and between Grand Canyon Drive and Conquistador Street within Enterprise (description on file). JJ/jt/jd (For possible action)

RELATED INFORMATION:

APN:

176-19-401-009; 176-19-401-013

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL MEDIUM (FROM 3 DU/AC TO 14 DU/AC)

BACKGROUND:

Project Description

On the eastern parcel (176-19-401-009), the plans depict the vacation of a 33 foot wide government patent easement along the north and west side of the parcel. On the western parcel (176-19-401-013), the plans depict the vacation and abandonment of portions of government patent easements, which are 30 feet wide along the western side of the parcel and 15 feet wide along the southern portion of the parcel, adjacent to Gomer Road.

According to the applicant, the patent easements are not necessary for the proposed single family attached (townhouse) subdivision, which is a companion application on this agenda.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	R-2	Undeveloped - approved single family residential
South	Open Land (up to 1 du/10 ac)	R-E	Undeveloped
East & West	Residential Medium (3 to 14 du/ac)	R-2	Single family residential

The subject site and surrounding parcels are in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
TM-21-500112	A tentative map for a single family attached (townhouse) residential subdivision is a companion item on this agenda.
ZC-21-0355	A zone change to reclassify the site to an RUD zone for a single family attached (townhouse) residential development is a companion item on the 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 Comprehensive Master Plan, Title 30, 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

- Right-of-way dedication to include 35 feet to the back of curb for Grand Canyon Drive, 35 feet to the back of curb for Gomer Road, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the final map;

- 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.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NICHOLAS STEVEN PORTUGAL

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