

EASEMENTS & RIGHT-OF-WAY  
(TITLE 30)

FORT APACHE RD/MERANTO AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-22-0239-MOSAIC LAND 1 LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Fort Apache Road and Chieftain Street (alignment), and between Meranto Avenue and Richmar Avenue (alignment); and a portion of right-of-way being Fort Apache Road located between Meranto Avenue and Richmar Avenue (alignment) within Enterprise (description on file). JJ/md/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**

176-19-701-011; 176-19-701-012; 176-19-701-014

**LAND USE PLAN:**

ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

**BACKGROUND:**

**Project Description**

The plans show the vacation and abandonment of 33 foot wide patent easements located on the perimeters of the subject parcels, excepting out the southerly 30 feet for Meranto Avenue and the westerly 45 feet for Fort Apache Road. Additionally, the plans show the vacation and abandonment of a 5 foot wide portion of the west side of Fort Apache Road to accommodate a detached sidewalk in conjunction with a residential development.

**Prior Land Use Requests**

| <b>Application Number</b> | <b>Request</b>   | <b>Action</b>   | <b>Date</b>    |
|---------------------------|--|-----------------|----------------|
| ZC-19-0534                | Reclassified the project site to an RUD zone with design reviews for a planned unit development and finished grade | Approved by BCC | September 2019 |
| VS-19-0535                | Vacation and abandonment of patent easements and right-of-way being Fort Apache Road - expired                     | Approved by BCC | September 2019 |
| TM-19-500137              | 79 lot single family residential development   | Approved by BCC | September 2019 |

### **Surrounding Land Use**

|       | <b>Planned Land Use Category</b>                                   | <b>Zoning District</b> | <b>Existing Land Use</b>          |
|-------|--|------------------------|-----------------------------------|
| North | Compact Neighborhood (up to 18 du/ac)                              | RUD                    | Undeveloped                       |
| South | Open Lands   | R-E                    | Undeveloped                       |
| East  | Mid-Intensity Suburban Neighborhood (up to 8 du/ac)                | RUD                    | Compact single family residential |
| West  | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) and Open Lands | R-E                    | Undeveloped                       |

### **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 and right-of-way 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:**

#### **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 45 feet to the back of curb for Fort Apache Road and 30 feet for Meranto Avenue;
- Applicant shall apply for any BLM right-of-way grants that are needed for roadway or drainage purposes;

- 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 the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:** Enterprise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** VINCENT SCHESSLER

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