

11/21/23 PC AGENDA SHEET

EASEMENTS  
(TITLE 30)

RAVEN AVE/GAGNIER BLVD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-23-0671-8415 RAVEN, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Durango Drive and Becket Ranch Court and between Raven Avenue and Creek Canyon Avenue within Enterprise (description on file). JJ/nai/syp (For possible action)

RELATED INFORMATION:

**APN:**  
176-21-101-012

**LAND USE PLAN:**  
ENTERPRISE – RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

**BACKGROUND:**  
**Project Description**

The plans depict the vacation and abandonment of 33 foot wide patent easements located along the west, south, and east property lines, and a 3 foot wide patent easement along the north property line. The patent easements are requested to be vacated to facilitate future development for the site.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-1026-05	Reclassified from an R-E to an R-E (RNP-I) zoning	Approved by BCC	October 2005
MP-1532-02	Neighborhood plan on 15 acres in an R-E zone	Approved by BCC	December 2002
MP-0466-02	Neighborhood plan for a mixed-use major project comprehensive planned community in an R-E, H-2, C-1, and C-2 zones	Approved by BCC	August 2002
WT-1577-95	Overhead Transmission lines	Approved by PC	October 1995

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential

### Surrounding Land Use

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
South	Compact Neighborhood (up to 18 du/ac)	R-3	Multiple family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	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 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

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

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

- No objection.

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

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PHILIP WAKEFIELD

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