

12/18/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0621-CIUFO TRUST & CIUFO, JOHN JR. & LINDA R. TRS:

VACATE AND ABANDON easements of interest to Clark County located between Hinson Street and Valley View Boulevard and between Richmar Avenue and Gary Avenue (alignment) within Enterprise (description on file). JJ/sd/kh (For possible action)

RELATED INFORMATION:

APN:

177-19-802-004; 177-19-802-005

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of existing 8 foot to 33 foot wide government patent easements located on the perimeter of the property. The easements are no longer needed for the development of the parcel.

Prior Land Use Requests (APN: 177-19-802-005)

Application Number	Request	Action	Date
VS-23-0926	Vacated and abandoned rights-of-way and easements	Approved by BCC	April 2024
ZC-23-0925	Reclassified from R-E to R-2 zoning with waivers of development standards and a design review for a single-family residential subdivision	Approved by BCC	April 2024
TM-23-500194	113 lot single-family residential subdivision	Approved by BCC	April 2024
PA-23-700054	Redesignated the existing land use category from Low-Intensity Suburban Neighborhood to Mid-Intensity Suburban Neighborhood	Approved by BCC	April 2024

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Single-family residential

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

Related Applications

Application Number	Request
ZC-24-0622	A zone change to reclassify 1.25 acres from RS20 to an RS3.3 zone is a companion item on this agenda.
DR-24-0620	A design review for a 10 lot single-family residential subdivision is a companion item on this agenda.
TM-24-500136	A tentative map for a 10 lot single-family residential subdivision 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 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 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

- Right-of-way dedication to include 25 feet to the back of curb for Richmar Avenue and associated spandrel;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- 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: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: KB HOME

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