

EASEMENTS
(TITLE 30)

VALLY VIEW BLVD/FRIAS AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-21-0372-CFT LANDS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Frias Avenue, and between Valley View Boulevard and Dean Martin Drive within Enterprise (description on file). JJ/sd/jd (For possible action)

RELATED INFORMATION:

APN:
177-29-301-002; 177-29-301-033 and 177-29-301-034

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:
Project Description

The plans depict the vacation and abandonment of existing government patent easements. The applicant states that these easements are no longer needed for the development of the following parcels: APN 177-29-301-002, vacate and abandon 33 foot wide patent easements located along the west and south parcel lines; APN 177-29-301-033, vacate and abandon 30 foot wide patent easements located in the center portion of the parcel; and APN 177-29-301-034, vacate and abandon 30 foot wide patent easements located along the east parcel lines and center portion of the parcel, along west parcel line (adjacent to APN 177-29-301-011).

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0340-13	Nonconforming zone change on a portion of 80 acres from R-E to R-1 and R-2 zoning, waiver for alternative landscaping, street intersection off-set, private street without County approved turnaround and off-site improvements, and design review for a single family residential development - expired	Approved by BCC	November 2013

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	R-E	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Residential Low (up to 3.5 du/ac)	R-D, R-E, & R-1	Undeveloped & single family residential
South	Commercial Neighborhood & Residential Suburban (up to 8 du/ac)	C-1 & R-E	Undeveloped
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential

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

Related Applications

Application Number	Request
TM-21-500115	A tentative map for 109 single family lots and common lots is a companion item on this agenda.
ZC-21-0371	A zone change from R-E to R-2 zoning for a 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 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 50 feet for Valley View Boulevard, 40 feet for Pyle Avenue, 30 to 60 feet for Haleh Avenue, 30 feet for Polaris Avenue, 30 feet for Frias Avenue, and associated spandrels;
- 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.

Building Department - Fire Prevention

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BRUIN CAPITAL PARTNERS

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