

02/02/21 PC AGENDA SHEET

EASEMENTS & RIGHT-OF-WAY
(TITLE 30)

FRIAS AVE/VALLEY VIEW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-20-0556-FRIAS, PHYLLIS M. MANAGEMENT TRUST & FRIAS, PHYLLIS M. TRS:

VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Rush Avenue (alignment), and between Schirls Street (alignment) and Valley View Boulevard; and a portion of a right-of-way being Schuster Street located between Haleh Avenue and Frias Avenue within Enterprise (description on file). JJ/al/jd (For possible action)

RELATED INFORMATION:

APN:

177-30-701-016 through 177-30-701-018; 177-30-701-023 through 177-30-701-025; 177-30-701-033; 177-30-701-035; 177-30-801-001; 177-30-801-002; 177-30-801-025

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

The applicant is proposing to develop the site as a single family residential development. The request is to vacate government patent easements and a portion of Schuster Street that the applicant indicates are not necessary for development in this area. The patent easements are between 3 feet to 33 feet in width located around the perimeter of several of the lots which make up this site. Schuster Street is currently dedicated at 30 feet to 60 feet in width through a portion of the site. The street is being vacated so that the right-of-way can be incorporated into lots within the proposed development. All necessary rights-of-way and easements for drainage and utilities will be dedicated with the future subdivision map for the proposed development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0030-11	Established an RNP-I Overlay District on 75 acres within the Enterprise Planning Area, which included a portion of this site	Approved by BCC	March 2011
ZC-1026-05	Established an RNP-I Overlay District on 3,800 parcels within the Enterprise Planning Area, which included a portion of this site	Approved by BCC	October 2005

Surrounding Land Use

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

Related Applications

Application Number	Request
NZC-20-0555	A zone change to reclassify the site to an R-2 zone for a single family residential development is a companion item on this agenda.
TM-20-500195	A tentative map 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 easements and right-of-way that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 3, 2021 at 9:00 a.m., unless otherwise announced.

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 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 Valley View Boulevard, 30 feet to 60 feet for Haleh Avenue, 30 feet to 60 feet for Frias Avenue, and associated spandrels;
- 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.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, INC.

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5740 S. ARVILLE STREET, SUITE 216, LAS VEGAS, NV 89118