

RIGHT-OF-WAY/EASEMENTS
(TITLE 30)

UPDATE
PEBBLE RD/SCHIRLLS ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0595-PEBBLE RD PROPERTY TRUST:

AMENDED HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Schirlls Street (alignment) and Arville Street and between Torino Avenue and Pebble Road (previously not notified) and a portion of a right-of-way being Schirlls Street located between Torino Avenue and Pebble Road within Enterprise (description on file). JJ/jgh/syp (For possible action)

RELATED INFORMATION:

APN:

177-18-801-023; 177-18-801-034

LAND USE PLAN:

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

The subject parcels within Enterprise are located north of Pebble Road. The plans indicate 30-foot-wide segments of **right-of-way being Schirlls Street, along the east side of the parcels**, are being vacated. **In addition, there are government patent easements that are 33-feet-wide being vacated. The easements encompass all sides of the parcels.** The applicant indicates, the unimproved area adjacent to Schirlls Street is used by youth to party, which causes a nuisance to existing neighbors.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & 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 cannot support the vacation of Schirlls Street between Pebble Road and Torino Avenue as it is too soon to know if Schirlls Street will be needed in the future, with so much land to

potentially develop. Staff has no objection to the vacation of the patent easements since they are not necessary for site, drainage, or roadway development. However, since staff cannot support the entire vacation, staff cannot support the vacation of patent easements at this time.

Staff Recommendation

Denial.

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

If approved:

- 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:

PLANNING COMMISSION ACTION: October 17, 2023 – HELD – To 11/07/23 – per staff to rewrite/re-notify.

APPLICANT: ERNEST FREGGIARO

CONTACT: ASHLEE AHUMADA, 3981 ARLBERG WAY, MOUNT CHARLESTON, NV 89124