

10/19/21 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

PEBBLE RD/FORT APACHE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0463-PEBBLE ROAD TRUST:

VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Raven Avenue, and between Fort Apache Road and Park Street within Enterprise (description on file). JJ/md/jd (For possible action)

RELATED INFORMATION:

APN:

176-19-501-005

LAND USE PLAN:

ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 33 foot wide government patent easements located along the east, west, and south portions of the project site. The plans also depict the vacation of a 3 foot wide portion of a patent easement located along the north portion of the site, adjacent to Pebble Road. The patent easements are no longer needed for utility or roadway purposes and must be vacated to develop the site.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-20-700089	Redesignated the land use category from CG (Commercial General) to RS (Residential Suburban)	Cancelled by BCC	July 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	R-E	Undeveloped
South & West	Public Facilities	R-2	Single family residential
East	Commercial General	C-2	Undeveloped

Related Applications

Application Number	Request
NZC-21-0462	A nonconforming zone change to reclassify 2.5 acres from an R-E zone to an R-2 zone for a proposed single family residential development is a companion item on this agenda.
TM-21-500138	A tentative map for a 19 lot single family residential development 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. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 17, 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 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 35 feet to the back of curb for Pebble Road;
- 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

- Applicant is advised that fire/emergency access must comply with the Fire Code.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: ANDREW ACUNA

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