

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-26-0120-COUNTY OF CLARK (AVIATION):**

**VACATE AND ABANDON** easements of interests to Clark County located between Capovilla Avenue and Warm Springs Road and between Arville Street and Rogers Street; and a portion of a right-of-way being Capovilla Avenue located between Arville Street and Rogers Street; and a portion of a right-of-way being Arville Street located between Capovilla Avenue and Warm Springs Road within Enterprise (description on file). MN/jam/cv (For possible action)

RELATED INFORMATION:

**APN:**

177-06-405-005

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The applicant is requesting the vacation and abandonment of a portion of right-of-way to accommodate a detached sidewalk, as well as the patent easements that are no longer necessary for the development of this site.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Place of worship & single-family residential

**Related Applications**

<b>Application Number</b>	<b>Request</b>
TM-26-500030	A tentative map for an 8 lot single-family residential subdivision is a companion item on this agenda.
WS-26-0121	A waiver of development standards and design review 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 needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

#### **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**

- Drainage study and compliance;
- Applicant to construct a 5 foot asphalt path along Capovilla Avenue and Arville Street;
- Applicant shall enter into a cost participation agreement for future Warm Springs Road improvements;
- 30 days to coordinate with Public Works - Construction Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Warm Springs Road improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- 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.

**Fire Prevention Bureau**

- 503.2.1.3 use group R-3 flag lot street widths; the drive aisle leading to 1 use group R-3 structure shall be an all-weather (paved) surface that is a minimum of 20 feet (6,096 mm) in width and of unlimited length.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:** Enterprise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PN II, INC.

**CONTACT:** KRISTIN ESPOSITO, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146