

05/21/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0135-DOGWOOD HICKORY, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Cactus Avenue and Conn Avenue (alignment) and between Quarterhorse Lane and El Capitan Way and a portion of right-of-way being Cactus Avenue located between Quarterhorse Lane and El Capitan Way within Enterprise (description on file). JJ/jor/ng (For possible action)

RELATED INFORMATION:

APN:

176-32-101-008; 176-32-101-009

PROPOSED LAND USE PLAN:

LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

The applicant is requesting to vacate a portion of right-of-way (5 feet wide) being Cactus Avenue for the installation of detached sidewalks. Furthermore, this application will also vacate and abandon patent easements existing throughout the subject parcels. These easements are no longer needed and are not part of the future site design and development.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-22-0121	Reclassified the site from R-E to R-D zoning for a 27 lot single family residential development	Approved by BCC	June 2022
NZC-19-0250	Reclassified the site from R-E to R-2 zoning for a single family residential subdivision	Withdrawn	August 2019
TM-19-500077	64 lot single family residential subdivision	Withdrawn	August 2019
VS-19-0251	Vacated and abandoned patent easements	Withdrawn	August 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single family residential
South, East, & West	Open Lands	RS20	Undeveloped

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
PA-24-700004	A plan amendment to redesignate the existing land use category from Open Lands (OL) to Low-Intensity Suburban Neighborhood (LN) is a companion item on this agenda.
ZC-24-0136	A zone change to reclassify the site from RS20 to RS10 is a companion item on this agenda.
WS-24-0134	A waiver of development standards and design reviews for a single family residential development is a companion item on this agenda.
TM-24-500034	A tentative map for a 24 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 needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 18, 2024 at 1:00 p.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 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

- Right-of-way dedication to include the spandrel in the northwest corner of the site at the intersection of Cactus Avenue and Quarterhorse Lane;
- 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 the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: DOGWOOD HICKORY, LLC

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