

EASEMENTS/RIGHT-OF-WAY  
(TITLE 30)

LINDELL RD/ FRIAS AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-21-0026-GAMEDAY LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Pyle Avenue and Frias Avenue, and a portion of right-of-way being Lindell Road between Frias Avenue and Pyle Avenue within Enterprise (description on file). JJ/nr/jd (For possible action)

**RELATED INFORMATION:**

**APN:**

176-25-701-004; 176-25-701-007 through 176-25-701-009; 176-25-701-020; and 176-25-701-021

**LAND USE PLAN:**

ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

The plans show the vacation and abandonment of a 5 foot wide right-of-way along Lindell Road to accommodate a detached sidewalk in conjunction with a residential development. Additionally, the plans depict a 30 foot wide patent easement on the north project boundary.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-1753-05	Increased wall heights in conjunction with a single family residential development - expired	Approved by PC	March 2006
TM-0314-05	237 single family residences - expired	Approved by PC	July 2005
VS-0206-05	Vacation of patent easements	Approved by PC	March 2005
WS-0207-05	Modification of street standards - expired	Approved by PC	April 2005
ZC-1517-03 (WC-0037-05)	Waived the condition for 30 feet to 60 feet right-of-way dedication of Haleh Avenue (north of proposed subdivision)	Approved by BCC	March 2005
ZC-2178-04	Reclassified 37.4 acres from R-E to R-2 zoning with reduced street widths	Approved by BCC	February 2005

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0497-01	Overhead power transmission line corridor that passes through a portion of this site	Approved by PC	June 2001

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped single family residential
South	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
East & West	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped

This site and the surrounding area are located in the Public Facilities Needs Assessment (PFNA) area.

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WC-21-400008 (ZC-2178-04)	Waiver of conditions for street dedication and detached sidewalks is a companion item on this agenda.
WS-21-0025	Waiver of development standards for a single family development with increased finished grade and increased wall heights is a companion item on this agenda.
TM-21-500005	Tentative map on for a 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 and the portion of right-of-way along Lindell Road to accommodate 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 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**

- 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 - Fire Prevention**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** GAMEDAY LLC

**CONTACT:** WESTWOOD PROFESSIONAL SERVICES, 5740 W. BADURA AVE, STE 100, LAS VEGAS, NV 89118