

EASEMENTS & RIGHTS-OF-WAY  
(TITLE 30)

CACTUS AVE/TORREY PINES DR

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-21-0586-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN  
DIANE LEE ROBERTSON TRS:**

**VACATE AND ABANDON** easements of interest to Clark County located between Rush Avenue and Cactus Avenue, and between Torrey Pines Drive and Mann Street, and portions of rights-of-way being Cactus Avenue located between Torrey Pines Drive and Mann Street and Torrey Pines Drive located between Rush Avenue and Cactus Avenue within Enterprise (description on file). JJ/al/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**

176-26-801-003; 176-26-801-004

**LAND USE PLAN:**

ENTERPRISE - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

**BACKGROUND:**

**Project Description**

The applicant is proposing to develop the site as a detached single family residential development. This request is to vacate patent easements and portions of rights-of-way. The applicant indicates that the patent easements are not necessary for the development of this site. Any required easements or right-of-way dedications will be provided with the recording of a future subdivision map. The request to vacate portions of rights-of-way is to vacate up to 5 feet of Cactus Avenue and Torrey Pines Drive to allow for detached sidewalks along these streets.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-18-0774	Reclassified the site to RUD zoning for a single family residential development	Approved by BCC	December 2018
VS-18-0772	Vacated and abandoned patent easements and portions of Cactus Avenue and Torrey Pines Drive to allow for detached sidewalks	Approved by BCC	December 2018
TM-18-500182	46 lot single family residential subdivision	Approved by BCC	December 2018

**Surrounding Land Use**

	<b>Planned land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & West	Public Facilities	R-E	Undeveloped
South	Residential High (from 8 to 18 du/ac)	RUD	Single family residential
East	Residential Suburban (up to 8 du/ac)	R-2	Single family residential & 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>
WS-21-0585	A waiver of development standards for a single family residential development is a companion item on this agenda.
WC-21-400158 (ZC-18-0774)	A waiver of conditions of a zone change to provide pedestrian connections to Torrey Pines Drive is a companion item on this agenda.
TM-21-500161	A tentative map 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 and rights-of-way that are not necessary for site, drainage, or roadway development.

**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**

- Right-of-way dedication to include 30 feet for Rush Avenue, 30 feet for Mann Street, and associated spandrel;
- Applicant to apply for BLM right-of-way grants for 30 feet for Rush Avenue, 40 feet for Torrey Pines Drive, and associated spandrels;
- 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:** AMH DEVELOPMENT, LLC

**CONTACT:** THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120