

12/08/21 BCC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

GRAND CANYON DR/FORD AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0591-LOWE, MELVIN J. FAMILY TRUST & LOWE, MELVIN J. & BETTY L. TRS:

VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and the Blue Diamond Wash, and on the east and west sides of Grand Canyon Drive (alignment) and a portion of a right-of-way being Grand Canyon Drive located between Ford Avenue and the Blue Diamond Wash within Enterprise and Spring Valley (description on file). JJ/rk/jo (For possible action)

RELATED INFORMATION:

APN:

176-18-401-005; 176-18-801-001

LAND USE PLAN:

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

SPRING VALLEY - MAJOR DEVELOPMENT PROJECT (RHODES RANCH) – SINGLE FAMILY RESIDENTIAL

SPRING VALLEY - MAJOR DEVELOPMENT PROJECT (RHODES RANCH) – MULTIPLE FAMILY RESIDENTIAL

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of the following: 1) a 40 foot wide, 300 foot long, portion of Grand Canyon Drive; 2) 40 foot wide and 98 foot wide drainage easements located on the south and west sides of APN 176-18-801-001; and 3) patent easements on the east and west sides of APN 176-18-401-005. The applicant indicates these easements and right-of-way are no longer necessary for the proposed development or surrounding area as private and public streets will be constructed to provide proper drainage and access to the development.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-21-700003	Plan amendment to amend the Transportation Element for Grand Canyon Drive (between Pebble Road and Ford Avenue)	Adopted by PC	November 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Development Project (Rhodes Ranch) - Single Family Residential & Multiple Family Residential, & Public Facility	R-3 & P-F	Single family residential & Forbuss Elementary school
South	Public Facility	R-E	Blue Diamond Wash
East	Residential High (from 8 to 18 du/ac)	R-E	Undeveloped
West	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped

APN 176-18-401-005 is located in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
ZC-21-0590	A zone change to reclassify this site to R-2 zoning for a single family residential development is a companion item on this agenda.
TM-21-500166	A tentative map for 42 residential lots on 5.5 acres 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 easements and right-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 Ford Avenue;
- Grant an access easement to Public Works for access to the wash;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Spring Valley - denial.

APPROVALS:

PROTESTS:

APPLICANT: SIDHOM BROTHERS COMPANY, LLC

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