

EASEMENTS
(TITLE 30)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-21-0622-MCCURDY DIANA & BRUCE:

VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue (alignment) and Gary Avenue (alignment), and between Decatur Boulevard and Edmond Street within Enterprise (description on file). JJ/rk/jo (For possible action)

RELATED INFORMATION:

APN:
176-24-801-002 through 176-24-801-004; 176-24-801-006; 176-24-801-007; 176-24-801-029

LAND USE PLAN:
ENTERPRISE - COMMERCIAL NEIGHBORHOOD
ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)
ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:
Project Description

This application is a request to vacate and abandon patent easements on APN 176-24-801-002 near the northerly portion of the overall development. The plans depict the vacation and abandonment of 33 foot wide and 3 foot wide government patent easements along the perimeter of the subject parcel, excepting out the 30 feet for Richmar Avenue which is needed for the dedication of a public right-of-way. A prior request, VS-21-0205, vacated a portion of Hauck Street and various easements that traverse the overall development. The applicant indicates the patent easements are not needed for the subdivision or the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-21-0204	Reclassified the site to R-2 zoning for a single family residential development	Approved by BCC	July 2021
TM-21-500051	118 single family residential lots on 16.1 acres	Approved by BCC	July 2021
VS-21-0205	Vacation of easements and rights-of-way	Approved by BCC	July 2021

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Residential Low (up to 3.5 du/ac), Public Facilities & Commercial Neighborhood	R-E (RNP-I) & R-E	Single family residential & undeveloped
South	Residential Suburban (up to 8 du/ac) & Residential High (from 8 to 18 du/ac)	R-E	Single family residential & undeveloped
East	Commercial Neighborhood & Business and Design/Research Park	R-E	Single family residential & undeveloped
West	Public Facilities	R-E	Undeveloped

Related Applications

Application Number	Request
NZC-21-0621	A nonconforming zone change to reclassify the site to R-2 zoning for a single family residential development is a companion item on this agenda.
TM-21-500176	A tentative map for 56 single family residential lots on 6.6 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 the patent easements that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: December 21, 2021 – APPROVED – Vote: Unanimous

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 Gary Avenue with a portion of an elbow at Hauck Street, 30 feet for Edmond Street, 30 feet for Richmar Avenue, 5 additional feet to the back of curb for Decatur Boulevard, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- 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 dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS: 1 card

APPLICANT: KB HOME LAS VEGAS, INC

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