

EASEMENTS
(TITLE 30)

ROCHELLE AVE/PECOS RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-21-0684-GIVANT, DAWN & BURCO, KIM:

VACATE AND ABANDON easements of interest to Clark County located between Pecos Road and Pearl Street and between Flamingo Road and Rochelle Avenue within Paradise (description on file). TS/nr/jo (For possible action)

RELATED INFORMATION:

APN:
161-19-101-005; 161-19-101-009

LAND USE PLAN:
WINCHESTER/PARADISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:
Project Description

This application is a request to vacate and abandon patent easements. The plans depict the vacation and abandonment of 33 foot wide patent easements on the east and the north sides of APN 161-19-101-009.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0907-16	32 lot subdivision with increased finished grade - expired	Approved by BCC	February 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
East & South	Rural Neighborhood Preservation (up to 2 du/ac)	R-1	Single family residential
West	Rural Neighborhood Preservation (up to 2 du/ac) & Commercial General	R-1 & C-1	Mini-warehouse & single family residential

Related Applications

Application Number	Request
TM-21-500192	A tentative map for a 30 lot single family subdivision is a companion item on this agenda.
WS-21-0683	A wavier of development standards and design review for increased finish grade, wall height, and hammerhead design for a single family 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.

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 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 Rochelle Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC

CONTACT: HORROCKS ENGINEERS, 1401 N. GREEN VALLEY PARKWAY, SUITE
160, HENDERSON, NV 89074