

05/03/22 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

GRAND CANYON DR/MERANTO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0132-RICHMOND AMERICAN HOMES NEVADA INC:

VACATE AND ABANDON easements of interest to Clark County located between Grand Canyon Drive and Conquistador Street, and between Meranto Avenue and Iron Creek Avenue within Enterprise (description on file). JJ/lm/jo (For possible action)

RELATED INFORMATION:

APN:

176-19-301-018; 176-19-301-019

LAND USE PLAN:

ENTERPRISE - OPEN LANDS

BACKGROUND:

Project Description

The plans depict 2 public drainage easements to be vacated. The applicant indicates that the public drainage easements are no longer necessary for the development of the site for residential housing as previously approved.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-21-0140	Waived standards to reduce street intersection off-sets with design reviews for a single family residential development and to increase finished grade	Approved by BCC	May 2021
TM-21-500035	332 single family residential lots	Approved by BCC	May 2021
ET-21-400042 (NZA-0802-16)	Second extension of time to complete a single family residential development	Approved by BCC	May 2021
ADET-20-900076 (NZA-0802-16)	First extension of time to complete a single family residential development	Approved by ZA	February 2020
NZA-0802-16	Reclassified the site to R-2 zoning for a single family residential development	Approved by BCC	February 2017
TM-0163-16	Single family residential development	Approved by BCC	February 2017

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0803-16	Vacated and abandoned easements of interest	Approved by BCC	February 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Open Lands	R-2	Undeveloped
South	Open Lands	R-E & R-2	Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E & R-2	Undeveloped & single family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Undeveloped & single family residential

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

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 drainage 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

- Comply with approved drainage study PW21-18717;
- 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: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES NEVADA INC

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