

05/03/22 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

SCHUSTER ST/MARDON AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0145-DEAN DAVID & SARAH:

VACATE AND ABANDON easements of interest to Clark County located between Mardon Avenue and Eldorado Lane and between Schuster Street and Valley View Boulevard within Enterprise (description on file). MN/jor/jo (For possible action)

RELATED INFORMATION:

APN:

177-07-508-004

LAND USE PLAN:

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

The site plan depicts a 1 acre parcel located on the east side of Schuster Street, 150 feet south of Mardon Avenue. The applicant is requesting to vacate existing 33 foot wide patent easements located on the east and south property lines. In addition, this request also includes vacating a 3 foot wide patent easement along the west property line. Per the applicant, these easements are no longer needed for future development of the parcel and any utility and/or drainage easements required will be properly retained.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0691	Allowed an accessory use (horses and shade structure) prior to the principal use (dwelling)	Approved by PC	January 2022
ZC-1026-05	Reclassified 3,800 parcels from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, West, South, & East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential

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

- Vacation to be recordable prior to the issuance of the Certificate of Occupancy for the principal structure;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: DAVID DEAN

CONTACT: BAUGHMAN & TURNER, INC., 1210 HINSON ST, LAS VEGAS, NV 89102