

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

TENAYA WAY/WIGWAM AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0396-MAGNUS VEGAS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Torino Avenue (alignment) and between Monte Cristo Way and Montessouri Street (alignment), and a portion of right-of-way being Tenaya Way located between Wigwam Avenue and Torino Avenue within Enterprise (description on file). JJ/bb/jo (For possible action)

RELATED INFORMATION:

APN:

176-15-301-031; 176-15-701-011; 176-15-701-031; 176-15-801-043

LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant is proposing to develop this site as a single family residential development. The request is to vacate easements and right-of-way that the applicant believes are not necessary for development of this area or will support construction of detached sidewalks along Tenaya Way. All required right-of-way and easements will be dedicated with the subdivision of the property.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-21-500212	94 lot single family residential subdivision - to be expunged and replaced	Approved by BCC	March 2022
PA-22-700001	Amendment to the Master Plan for the Clark County Trail Map for the Las Vegas Valley	Adopted by BCC	March 2022
NZC-21-0745	Reclassified the site to an R-D zoning for a single family residential development	Approved by BCC	March 2022
VS-21-0746	Vacated and abandoned easements and rights-of-way	Approved by BCC	March 2022
ZC-1026-05	Established an RNP-I Overlay District for portions of the Enterprise Planning Area which included this site and the surrounding area	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac) & Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E (RNP-I) & R-1	Single family residential & undeveloped
South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped

Related Applications

Application Number	Request
TM-22-500141	A tentative map for a 94 lot single family residential subdivision 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

Current Planning

The proposed vacation of patent easements and right-of-way to accommodate detached sidewalks is compatible with the development of the surrounding land and in harmony with the proposed subdivision development.

Public Works - Development Review

Staff has no objection to the vacation of easements and rights-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 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

- Drainage study and compliance;
- Right-of-way dedication to include 35 feet to the back of curb for Wigwam Avenue, 30 feet for Montessouri Street, 17 feet for Belcastro Street adjacent to APN 176-15-701-006, 30 feet for Belcastro Street south of Cougar Avenue, 30 feet for Cougar Avenue and an elbow at the Cougar Avenue/Belcastro Street intersection, 35 feet to 70 feet to back of curb for Tenaya Way, 30 feet for Ford Avenue west of Tenaya Way, 30 feet for Monte Cristo Way, 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.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: MAGNUS VEGAS, LLC

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