

03/21/23 PC AGENDA SHEET

EASEMENTS/RIGHTS-OF-WAY
(TITLE 30)

ELDORADO LN/BERMUDA RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0011-SZE, KUK-SUI & NG, KENNETH YU KIN:

VACATE AND ABANDON easements of interest to Clark County located between Eldorado Lane and Maulding Avenue, and between Fairfield Avenue and Bermuda Road; a portion of right-of-way being Eldorado Lane located between Fairfield Avenue and Bermuda Road; and a portion of right-of-way being Bermuda Road located between Eldorado Lane and Maulding Avenue within Enterprise (description on file). MN/gc/syp (For possible action)

RELATED INFORMATION:

APN:

177-09-604-003

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of an 8 foot wide government patent easement along the north property line and 5 foot wide portions of right-of-way being Eldorado Lane and Bermuda Road. The applicant states the government patent easement is not needed for development and the portions of right-of-way are being vacated to accommodate detached sidewalks.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential

Related Applications

Application Number	Request
NZC-23-0010	A nonconforming zone change request to reclassify the site from R-E to R-1 zoning for a single family residential development and a design review to allow a hammerhead street design is a companion item on this agenda.
TM-23-500004	A tentative map for an 8 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**Public Works - Development Review**

Staff has no objection to the vacation of patent easements and right-of-way that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on April 19, 2023 at 9:00 a.m., unless otherwise announced.

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:**Comprehensive 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 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 the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: ADAVEN HOMES, LLC

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