

01/20/21 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

REDWOOD ST/TORINO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-20-0488-LH VENTURES, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Redwood Street and Sorrel Street (alignment), and between Torino Avenue and Ford Avenue (alignment) within Enterprise (description on file). JJ/rk/ja (For possible action)

RELATED INFORMATION:

APN:

176-14-401-007; 176-14-401-048

LAND USE PLAN:

ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

The site plan depicts a vacation and abandonment of a 30 foot wide easement on the north property line of APN 176-14-401-048; and 33 foot and 3 foot wide government patent easements along the perimeter and center portions of APN 176-14-401-007, excepting out the 30 feet for Torino Avenue. The applicant indicates that the easements are no longer required and approval of this application will allow development of the parcels.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0634	Increased wall height; single-family residential development with an increased finished grade (subject parcel to the west) - expired	Approved by BCC	October 2018
TM-18-500147	9 single family residential lots (subject parcel to the west)	Approved by BCC	October 2018
VS-18-0635	Vacated and abandoned easements (subject parcel to the west) - expired	Approved by BCC	October 2018
VS-0447-11	Vacated and abandoned portions of right-of-way being Sorrel Street and Ford Avenue (subject parcel to the east) - recorded	Approved by PC	November 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac) and Public Facilities	R-E & P-F	Single family residential & elementary school
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
West	Residential Low (up to 3.5 du/ac)	R-1	Single family residential

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

Related Applications

Application Number	Request
NZC-20-0487	A nonconforming zone change to reclassify this site to R-1 zoning is a companion item on this agenda.
TM-20-500168	A tentative map to subdivide this site into 44 single family residential lots 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 easements that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval. This item has been forwarded to the Board of County Commissioners' meeting for final action.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PLANNING COMMISSION ACTION: January 5, 2021 – APPROVED – Vote: Aye: Stone, Nguyen, Kirk, Waltho Nay: Kilarski

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that 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;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

TAB/CAC:

APPROVALS: 5 cards

PROTESTS: 3 cards

PLANNING COMMISSION ACTION: December 15, 2020 – HELD – To 01/05/21 – per the applicant.

APPLICANT: LH VENTURES, LLC

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5740 S. ARVILLE STREET, SUITE 216, LAS VEGAS, NV 89118