

01/20/21 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

MONTESSOURI ST/WIGWAM AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-20-0499-LH VENTURES, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Camero Avenue, and between Montessori Street and Rainbow Boulevard within Enterprise (description on file). JJ/al/jd (For possible action)

RELATED INFORMATION:

APN:

176-15-601-008; 176-15-612-097; 176-15-612-118 through 176-15-612-119; 176-15-695-005

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

The applicant is proposing to develop the site as a single family residential development. The request is to vacate 33 foot wide government patent easements that are located along the east and west property lines of the site that the applicant indicates are not necessary for development in this area. Any required rights-of-way or easements will be provided with the future subdivision of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified an RNP-I overlay district for portions of the Enterprise Planning Area which included this site	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped
South	Residential Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Private school
East	Residential Low (up to 3.5 du/ac)	R-E	Undeveloped

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

Related Applications

Application Number	Request
NZC-20-0498	A zone change to reclassify the site to an R-2 zone for a single family residential development is a companion item on this agenda.
TM-20-500175	A tentative map for a single family residential development 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 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: December 15, 2020 – APPROVED – Vote: Unanimous Absent: Morley

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

- Right-of-way dedication to include 35 feet to the back of curb for Wigwam Avenue;
- 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.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: LH VENTURES, LLC

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