

02/03/21 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

PYLE AVE/DECATUR BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-20-0552-MOUNTAIN WEST ASSOCIATES, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Frias Avenue, and between Decatur Boulevard and Edmond Street within Enterprise (description on file). JJ/al/jd (For possible action)

RELATED INFORMATION:

APN:

176-25-701-006; 176-25-701-010 through 176-25-701-012; 176-25-701-018; 176-25-701-019; 176-25-701-022

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL MEDIUM (FROM 3 DU/AC TO 14 DU/AC)

BACKGROUND:

Project Description

The site has been approved for a 252 lot single family residential development. This request is to vacate easements located on portions of the site. The applicant indicates that these easements are not needed for development in this area and that any required rights-of-way or utility easements will be dedicated with the future subdivision map for the development.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0442	Increased building heights, wall height and a design review for a single family residential development	Approved by BCC	July 2019
ZC-1041-05	Reclassified 60.2 acres, which included a portion of this site, to an R-2 zone for future residential development	Approved by BCC	August 2005
ZC-1517-03 (WC-0037-05)	Waived conditions for right-of-way dedication for Haleh Avenue	Approved by BCC	March 2005
ZC-2178-04	Reclassified 37.4 acres, which included a portion of this site, to an R-2 zone for a single family residential development	Approved by BCC	February 2005
ZC-1517-03	Reclassified 90 acres, which included a portion of this site, to an R-2 zone for future residential development	Approved by BCC	October 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Medium (from 3 du/ac to 14 du/ac) & Office Professional	R-E & R-2	Single family residences & undeveloped parcels
South	Residential Suburban (up to 8 du/ac)	R-2	Single family residences
East	Residential High (from 8 du/ac to 18 du/ac) & Commercial General	R-E & C-2	Fast food restaurant & mini-warehouse facility
West	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped

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

Related Applications

Application Number	Request
DR-20-0553	A design review to increase finished grade for a single family residential development is a related 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 the drainage easement that is not necessary for site, drainage, or roadway development. A drainage study will determine if any new easements are required.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**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;
- Right-of-way dedication to include 55 feet to the back of curb for Decatur Boulevard, 35 feet to the back of curb for Pyle Avenue, 30 feet for Edmond Street and associated spandrels;
- If required by the Regional Transportation Commission (RTC), provide a bus turnout on the west side of Decatur Boulevard south of and as close as practical to Pyle Avenue and include provisions for a 5 foot by 25 foot bus shelter pad easement behind the sidewalk;
- Dedicate any right-of-way and easements necessary for the Decatur Boulevard improvement project;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:**APPROVALS:****PROTESTS:****APPLICANT:** MOUNTAIN WEST ASSOCIATES, LLC**CONTACT:** WESTWOOD PROFESSIONAL SERVICES, 5740 SOUTH ARVILLE STREET, SUITE 216, LAS VEGAS, NV 89118