

EASEMENTS
(TITLE 30)

FORT APACHE RD/LE BARON AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-20-0562-MASACHI PEYMAN IRA & EQUITY TRUST COMPANY IRA:

VACATE AND ABANDON easements of interest to Clark County located between Le Baron Avenue (alignment) and Mountains Edge Parkway (alignment) and Fort Apache Road and Grand Canyon Drive (alignment) within Enterprise (description on file). JJ/sd/jd (For possible action)

RELATED INFORMATION:

APN:

176-30-601-001

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 33 foot wide government patent easements located on the west, north and south property lines. The existing easements are no longer needed for the development of the parcel.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0454-13	Reclassified the site from R-E to R-2 for a single family residential development	Approved by BCC	February 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped
South	Public Facilities	R-2	Undeveloped
East	Major Development Project	R-2	Single family residences

Related Applications

Application Number	Request
WS-20-0563	A waiver of development standards for wall height and a design review for increased finished grade is a companion item on this agenda.
TM-20-500197	A tentative map consisting of 18 residential lots and 2 common lots 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.

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.

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

- Right-of-way dedication to include 45 feet to the back of curb for Fort Apache Road;
- 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.

Building Department - Fire Prevention

- Applicant is advised that this department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SUMMIT HOMES OF NEVADA

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