

EASEMENTS
(TITLE 30)

UPDATE
EDMOND ST/CHARTAN AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-20-0453-ELIOT HOLDINGS, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Edmond Street (alignment) and Vallerosa Street (alignment), and between Piney Summit Avenue (alignment) and Numidia Avenue (alignment) within Enterprise (description on file). JJ/al/jd (For possible action)

RELATED INFORMATION:

APN:
176-36-701-008; 176-36-801-003

LAND USE PLAN:
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 boundaries of the 2 parcels. The applicant indicates that the easements are not needed for development in this area.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0015-15	Tentative map for a 34 lot single family residential development - expired	Approved by PC	March 2015
ZC-0075-14	Approved to reclassify the site to an R-2 zone for a 34 lot single family residential development in a hillside area - expired	Approved by BCC	November 2014
ZC-1469-06	Approved to reclassify the site to an R-2 zone for a 74 lot single family residential development in a hillside area – expired	Approved by BCC	November 2006
TM-0439-06	Tentative Map for a 74 lot single family residential development - expired	Approved by BCC	December 2006
ZC-1512-05	Approved to reclassify the northern portion of this site to an R-2 zone for future single family residential development - expired	Approved by BCC	November 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Development Project (Southern Highlands) Residential Suburban (up to 10 du/ac)	R-2	Single family residential development
South	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped parcel & single family residential development
East	Major Development Project (Southern Highlands) Residential Suburban (up to 10 du/ac) & Residential Suburban (up to 8 du/ac)	R-2	Undeveloped parcel & single family residential development
West	Public Facilities	R-E	Undeveloped parcel

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

Related Applications

Application Number	Request
ZC-20-0454	Reclassify the site to an R-2 zone for an attached single family residential development is a companion on this agenda.
TM-20-500154	Tentative map for a 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 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 a public County-approved turnaround at the Chartan Avenue terminus **and a County-approved turnaround at the Edmond Street terminus;**
- Applicant shall apply for and obtain a Bureau of Land Management (BLM) right-of-way grant for a portion of a county-approved turnaround at the Edmond Street terminus;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

TAB/CAC: Enterprise - approval (dedicate Edmond Street cul-de-sac).

APPROVALS:

PROTESTS: 32 cards

COUNTY COMMISSION ACTION: November 18, 2020 – HELD – To 12/02/20 – per the applicant.

COUNTY COMMISSION ACTION: December 2, 2020 – HELD – To 01/06/21 – per the applicant.

COUNTY COMMISSION ACTION: January 6, 2021 – HELD – To 02/03/21 – per the applicant.

APPLICANT: CHRISTOPHER HOMES, LLC

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