

EASEMENTS
(TITLE 30)

UPDATE
EDMOND ST/FORD AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-20-0490-DFFO LLC ETAL & ROOHANI KHUSROW FAMILY TRUST:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Mohawk Street and Decatur Boulevard, and between Ford Avenue and Cougar Avenue within Enterprise (description on file). JJ/lm/jd (For possible action)

RELATED INFORMATION:

APN:

176-13-701-018 through 176-13-701-022

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 plans depict the vacation and abandonment of 3 foot to 33 foot wide patent easements located around the perimeters of the subject parcels. The applicant indicates that these easements need to be removed to accommodate the development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0528-06	Reclassified 1.2 acres to CRT zoning for future office - expired	Approved by BCC	May 2006
ZC-0985-02	Reclassified 2.1 acres to C-P zoning for future offices	Approved by BCC	August 2002
UC-0480-99	Power transmission corridor	Approved by PC	May 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac) & Residential Suburban (up to 8 du/ac)	H-2, R-E & R-E (RNP-I)	Single family residential & undeveloped
South	Residential Suburban (up to 8 du/ac) & Business and Design/Research Park	M-D	Commercial & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Residential Medium (3 du/ac to 14 du/ac) & Commercial General	RUD & C-2	Single family residential & retail development
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

Related Applications

Application Number	Request
ZC-20-0489	A zone change to reclassify 6.4 acres to R-2 zoning for a single family residential development is a companion item on this agenda.
TM-20-500169	Tentative map for a 46 lot 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.

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 the spandrel at the intersection of Mohawk Street and Ford Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;

- Revise legal description, if necessary, prior to recording.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS: 7 cards

PROTESTS: 3 cards

COUNTY COMMISSION ACTION: December 16, 2020 – HELD – To 01/06/21 – per the applicant.

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

APPLICANT: WILLIAM LYON HOMES INC DBA TAYLOR MORRISON HOMES

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