

02/03/21 BCC AGENDA SHEET

EASEMENTS & RIGHTS-OF-WAY
(TITLE 30)

CAMERON ST/LE BARON AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-20-0478-COUNTY OF CLARK(AVIATION):

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Le Baron Avenue and Pyle Avenue, and between Cameron Street and Ullom Drive, a portion of a right-of-way being Pyle Avenue located between Cameron Street and Ullom Drive, and a portion of right-of-way being Cameron Street located between Le Baron Avenue and Pyle Avenue within Enterprise (description on file). JJ/jt/jd (For possible action)

RELATED INFORMATION:

APN:

177-30-202-002; 177-30-202-003; 177-30-202-006; 177-30-204-001

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of both easements and rights-of-way. Easements to be vacated include 33 foot wide patent easements on all sides of parcel 177-30-204-001; 33 foot wide patent easements on the north, south, and west sides of parcel 177-30-202-002; and 33 foot wide patent easements on the north and south sides and 14 foot wide patent easements on the east side of parcel 177-30-202-003. Other easements to be vacated include the 60 foot wide road easements for Jo Rae Avenue, which traverse the center of the site in an east/west orientation. Right-of-way to be vacated includes 5 feet of Pyle Avenue to accommodate a detached sidewalk and 11 feet of Cameron Street to reduce the width of the right-of-way. The applicant indicates that the vacation and abandonment of the easements and rights-of-way are necessary to fully develop the site.

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|----------------------------------------|------------------------|---------------------------------------------------------------------------|
| North | Public Facilities & Commercial General | P-F & R-E | Undeveloped (approved for a flood control detention basin) |
| South | Residential Suburban (up to 8 du/ac) | R-2 | Undeveloped (approved for a 96 lot single family residential subdivision) |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|------|-------------------------------------------------------------------------|------------------------|------------------------------------------------------------------------------------------------------------|
| East | Residential Suburban (up to 8 du/ac) & Residential High (8 to 18 du/ac) | R-E & R-2 | Undeveloped (approved for a 214 lot single family subdivision) & existing 15 lot single family subdivision |
| West | Business and Design/Research Park | R-E & C-2 | Undeveloped & tavern |

Related Applications

| Application Number | Request |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------|
| NZC-20-0477 | A nonconforming zone boundary amendment to RUD zoning for a single family subdivision is a companion item on this agenda. |
| TM-20-500165 | A tentative map for a 183 lot single family 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 easements and right-of-way 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: Aye: Frasier, Kirk, Nguyen, Tagliaferri Nay: Kilarski Absent: Stone, 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 19 feet Cameron Street and associated spandrel;

- Coordinate with Kathleen Kingston in Public Works to grant necessary easements for the Silverado Ranch Detention Basin project;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

TAB/CAC:

APPROVALS:

PROTESTS:

COUNTY COMMISSION ACTION: January 19, 2021 – HELD – To 02/03/21 – per the applicant.

APPLICANT: D.R. HORTON, INC.

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