

02/16/21 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

NEAL AVE/PLACID ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-20-0585-WILLIAM LYON HOMES INC:

VACATE AND ABANDON easements of interest to Clark County located between Doobie Avenue and Neal Avenue, and between Placid Street and La Cienega Street within Enterprise (description on file). MN/jt/jd (For possible action)

RELATED INFORMATION:

APN:

191-04-502-004; 191-04-502-006

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of government patent easements. The patent easements to be vacated include a 33 foot wide easement along the north property line, a 3 foot wide easement along the east property line adjacent to Placid Street, and a 3 foot wide easement along the southern property line adjacent to Neal Avenue. According to the applicant, the patent easements are no longer warranted, and a final map for a single family subdivision will be recorded on the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400098 (DR-18-0491)	First extension of time for a single family residential subdivision and increased finished grade	Approved by BCC	October 2020
ET-20-400033 (NZC-0579-13)	Third extension of time to reclassify 2.6 acres from R-D to R-2 zoning with a design review for a single family residential development	Approved by BCC	June 2020
DR-18-0491	Single family residential development and increased finished grade	Approved by BCC	August 2018
ET-18-400024 (NZC-0579-13)	Second extension of time to reclassify 2.6 acres from R-D to R-2 zoning with a design review for a single family residential development	Approved by BCC	March 2018

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0579-13 (ET-0160-16)	First extension of time to reclassify 2.6 acres from R-D to R-2 zoning with a design review for a single family residential development	Approved by BCC	January 2017
NZC-0579-13	Reclassified 2.6 acres from R-D to R-2 zoning with a design review for a single family residential development	Approved by BCC	February 2014
ZC-0414-06 (WC-0154-06)	Waived conditions of the zone change for full off-site improvements (curb, gutter, sidewalk, and streetlights)	Approved by BCC	August 2006
VS-0427-06	Vacated and abandoned government patent easements not necessary for development of the area - expired	Approved by BCC	May 2006
ZC-0414-06	Reclassified the site to R-D zoning for a single family residential development	Approved by BCC	May 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Low (up to 3.5 du/ac)	R-D	Single family residential
South	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
East	Residential Medium (3 to 14 du/ac)	R-2	Single family residential
West	Residential Low (up to 3.5 du/ac)	R-E	Single family residential & undeveloped

The subject site and surrounding area are within the Public Facilities Needs Assessment (PFNA) area.

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 the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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 Placid Street and Neal Avenue;
- 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: ROSALINDA MEADOR-APARICIO

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