

EASEMENTS
(TITLE 30)

UPDATE
DEAN MARTIN DR/FRIAS AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-20-0575-LH VENTURES, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Dean Martin Drive and Valley View Boulevard, and between Frias Avenue and Cactus Avenue within Enterprise (description on file). JJ/rk/jd (For possible action)

RELATED INFORMATION:

APN:
177-29-403-001; 177-29-406-003; 177-29-406-004

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL MEDIUM (FROM 3 DU/AC TO 14 DU/AC)

BACKGROUND:
Project Description

The plans show the vacation and abandonment of patent easements and BLM grants ranging in size from 3 feet wide to 50 feet wide which traverse the 22.5 acre site, excepting out dedication for public right-of-way. The applicant indicates that the easements are no longer needed, and approval of this application will allow the residential development of these parcels.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-18-700020	Redesignate the land use category of this site to RM (Residential Medium) for the undeveloped parcels south of Frias Avenue	Approved by BCC	March 2019
NZC-0340-13	Reclassified a portion of this site to R-1 zoning for a single-family residential subdivision – expired	Approved by BCC	November 2013

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Low (up to 3.5 du/ac)	R-E & R-D	Undeveloped & single family residential
South	Residential Suburban (up to 8 du/ac) & Commercial General	C-1 & C-2	Convenience store, gas station & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Residential Suburban (up to 8 du/ac) & Commercial General	R-E & C-2	Undeveloped
West	Residential Suburban (up to 8 du/ac) & Commercial Neighborhood	R-E & C-2	Undeveloped & single family residential

Related Applications

Application Number	Request
ZC-20-0574	A zone change to reclassify this site to RUD zoning for a single family development with waivers for off-site improvements is a companion item on this agenda.
TM-20-500199	A tentative map to subdivide the site into 209 single family residential lots on 22.5 acres 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 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 35 feet to the back of curb for Dean Martin Drive, 30 feet for Frias Avenue, 30 feet for Rush Avenue, 30 feet for Polaris Avenue with a portion of a knuckle at the intersection of Rush Avenue and Polaris Avenue, and associated spandrel;
- 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS: 3 cards

PROTESTS: 19 cards

COUNTY COMMISSION ACTION: February 3, 2021 – HELD – To 02/17/21 – per the applicant.

COUNTY COMMISSION ACTION: February 17, 2021 – HELD – To 03/03/21 – per the applicant.

APPLICANT: DR HORTON

CONTACT: VTN-NEVADA, 2727 SOUTH RAINBOW BOULEVARD, LAS VEGAS, NV 89146