

03/03/21 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

LE BARON AVE/ARVILLE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0003-COUNTY OF CLARK (AVIATION):

VACATE AND ABANDON easements of interest to Clark County located between Cameron Street and Arville Street, and between Le Baron Avenue and Pyle Avenue within Enterprise (description on file). JJ/al/ja (For possible action)

RELATED INFORMATION:

APN:

177-30-203-001 through 177-30-203-008

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

BACKGROUND:

Project Description

The site is made up of 8 parcels that the applicant is proposing to develop as an attached single family residential (townhouse) planned unit development. The request is to vacate easements located around the boundaries of each of the parcels. These easements include government patent easements between 3 feet and 33 feet in width and a 13 foot wide roadway easement. The applicant indicates that these easements are not necessary for the development of the site and any required rights-of-way dedications or easements for utilities or drainage will be provided with the future subdivision map.

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Undeveloped
South & East	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped
West	Business and Design/Research Park	R-E	Undeveloped

Related Applications

Application Number	Request
ZC-21-0002	A zone change request to reclassify the site to an RUD Zone with a use permit for a residential planned unit development is a companion item on this agenda.

Related Applications

Application Number	Request
TM-21-500002	A tentative map for a residential planned unit 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 and a right-of-way grant that are not needed for site development, drainage, or roadway purposes.

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 17 feet for Le Baron Avenue, 35 feet for Arville Street, 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: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: JA KENNEDY

CONTACT: AIMEE ENGLISH, TRITON ENGINEERING, 6757 W. CHARLESTON BLVD,
SUITE #B, LAS VEGAS, NV 89146