04/21/21 BCC AGENDA SHEET

UPDATE

EASEMENTS
(TITLE 30)

JONES BLVD/ELDORADO LANE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-20-0567-COLONNA, VINCENT A. & JUDITH A.:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Lindell Road, and between Warm Springs Road and Eldorado Lane within Enterprise (description on file). MN/md/jd (For possible action)

RELATED INFORMATION:

APN:
176-12-101-016

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:
Project Description
The plans depict the vacation and abandonment of 33 foot wide government patent easements located along the north, east, and west portions of the project site and a 3 foot wide patent easement located along Eldorado Lane. The vacation of the patent easements are necessary to develop the project site.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Residential High (8 du/ac to 18 du/ac)	R-3	Single family residential
South	Residential High (8 du/ac to 18 du/ac)	R-3	Multiple family residential
East	Residential Suburban (up to 8 du/ac)	R-2	Single family residential

Related Applications

Application Number	Request
NZC-20-0566	A nonconforming zone change to reclassify 2.4 acres from an R-E to RUD zoning for an attached (townhouse) planned unit development is a companion item on this agenda.
TM-20-500198	A tentative map consisting of 36 attached single family residential lots on 2.4 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 patent easements 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: February 2, 2021 – APPROVED – Vote: Unanimous
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 30 feet for Eldorado Lane;
- 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: 1 card

COUNTY COMMISSION ACTION: March 3, 2021 – HELD – To 03/17/21 – per the applicant.

COUNTY COMMISSION ACTION: March 17, 2021 – HELD – To 04/07/21 – per the applicant.

COUNTY COMMISSION ACTION: April 7, 2021 – HELD – To 04/21/21 – per the applicant.

APPLICANT: STRIVE ENGINEERING
CONTACT: STRIVE ENGINEERING, 8912 SPANISH RIDGE AVE, STE 200, LAS VEGAS, NV 89148