

06/15/21 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

SERENE AVE/GRAND CANYON DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0224-KB HOME LV DURHAM WEST, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Meranto Avenue, and between Grand Canyon Drive and Conquistador Street within Enterprise (description on file). JJ/jt/jd (For possible action)

RELATED INFORMATION:

APN:

176-19-301-005

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL MEDIUM (FROM 3 DU/AC TO 14 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 175 foot long by 11 foot wide public drainage easement located in the northeast portion of the site, adjacent to Serene Avenue and 48 feet west of the eastern property line. According to the applicant, an approved drainage study for the site indicates that the drainage easement is no longer needed.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------------------|--|-----------------|---------------|
| DR-20-0495 | Single family residential development and increased finished grade | Approved by BCC | December 2020 |
| TM-20-500174 | 167 single family residential lots | Approved by BCC | December 2020 |
| ET-20-400039 (DR-0213-17) | First extension of time for a single family residential development | Approved by BCC | June 2020 |
| ADET-19-900275 (DR-0213-17) | Administratively extended the design review for a single family residential development and increased finished grade | Approved by ZA | April 2019 |
| DR-0213-17 | Single family residential development and increased finished grade | Approved by BCC | May 2017 |
| TM-0043-17 | 42 single family residential subdivision lots | Approved by BCC | May 2017 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|---|-----------------|-------------|
| ZC-0470-16 | Reclassified 10.8 acres to R-2 zoning for a single family residential subdivision | Approved by BCC | August 2016 |
| VS-0471-16 | Vacated patent easements | Approved by BCC | August 2016 |
| TM-500101-16 | 125 single family residential subdivision lots | Approved by BCC | August 2016 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|--------------|--|------------------------|---------------------------------------|
| North | Residential Suburban (up to 8 du/ac) | R-2 | Single family residential subdivision |
| South & West | Residential Medium (3 du/ac to 14 du/ac) | R-2 | Undeveloped |
| East | Public Facilities | R-2 | Undeveloped |

The subject site and surrounding area are in 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 a drainage easement that is 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

- Drainage study and compliance;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: K B HOME LV DURHAM WEST, LLC

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