06/16/21 BCC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY (TITLE 30) TOMSIK ST/CAMERO AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-21-0200-HAMILTON, BERNARD JR.:

VACATE AND ABANDON easements of interest to Clark County located between Camero Avenue and Shelbourne Avenue (alignment) and between Tomsik Street and Gagnier Boulevard (alignment) and a portion of a right-of-way being Tomsik Street located between Camero Avenue and Shelbourne Avenue (alignment) within Enterprise (description on file). JJ/jvm/jd (For possible action)

RELATED INFORMATION:

APN:
176-16-201-004; 176-16-201-051; 176-16-201-059 through 176-16-201-060

LAND USE PLAN:
ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:
Project Description
This request is to vacate and abandon both easements and right-of-way. The easements to be vacated include 33 foot wide patent easements along the northern and western boundary and 3 foot wide patent easements along the eastern and southern boundaries. The right-of-way being vacated is a 30 foot wide portion of Tomsik Street north of the southern cul-de-sac including a previously dedicated cul-de-sac on the east side of the Tomsik Street alignment.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Zone change to add RNP overlay	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential

Related Applications

Application Number	Request
WS-21-0201	A waiver of development standards for wall height and design review for increased finished grade is a companion item on this agenda.
TM-21-500049	A tentative map for a 9 lot single family subdivision 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 right-of-way 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
- Applicant shall provide a 20 foot wide access easement for the Flood Channel on APN: 176-16-196-001, with said easement to automatically terminate upon the recordation of a vacation for said APN;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Fire Prevention
- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.
APPROVALS:
PROTESTS:

APPLICANT: PINNACLE HOMES
CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD., SUITE 100, LAS VEGAS, NV 89118