

07/07/21 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

CENTENNIAL PKWY/TEE PEE LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0230-PRIME BUILDING & DEVELOPMENT, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Centennial Parkway and Regena Avenue, and between Tee Pee Lane and Park Street within Lone Mountain (description on file). RM/md/jd (For possible action)

RELATED INFORMATION:

APN:

125-30-502-006

LAND USE PLAN:

LONE MOUNTAIN - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

LONE MOUNTAIN - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 33 foot wide patent easement along the west property line of the project site, and 3 foot wide patent easements along the east and south property lines of the site. The vacation and abandonment of the patent easements are necessary to develop the project site.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1714-06	Single family residential planned unit development - expired	Approved by PC	January 2007
TM-500503-06	Single family residential - expired	Approved by PC	January 2007
VS-1713-06	Vacated and abandoned patent easements - expired	Approved by PC	January 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	U/L	Undeveloped
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Rural Neighborhood Preservation (up to 2 du/ac) & Residential Low (up to 3 du/ac)	R-D & R-E	Single family residential
West	City of Las Vegas & Rural Neighborhood Preservation (up to 2 du/ac)	R-E & R-E (RNP-I)	Single family residential

Related Applications

Application Number	Request
TM-21-500062	A tentative map for 8 single family residential lots in an R-E zone is a companion item on this agenda.
WS-21-0229	A waiver of development standards for a single family residential 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 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 45 feet to the back of curb for Centennial Parkway, 30 feet for Tee Pee Lane, 30 feet for Regena Avenue, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the final map;
- 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:

PROTESTS:

APPLICANT: PRIME BUILDING & DEVELOPMENT, LLC

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