

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

TWAIN AVE/MCLEOD DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0247-BARAJAS, JAVIER G. & CLAUDIA R.:

VACATE AND ABANDON easements of interest to Clark County located between Twain Avenue and Viking Road, and between McLeod Drive and Topaz Street and a portion of a right-of-way being McLeod Drive located between Twain Avenue and Viking Road within Paradise (description on file). TS/jvm/jd (For possible action)

RELATED INFORMATION:

APN:

162-13-303-002; 162-13-303-004 through 162-13-303-005

LAND USE PLAN:

WINCHESTER/PARADISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

This is a request to vacate and abandon easements of interest to Clark County being 33 foot wide patent easements located along the northern, southern, and western boundaries of the site. In addition, the request includes a 5 foot by 20 foot portion of right-of-way being McLeod Drive. The applicant indicates that neither the easements or right-of-way is needed for development of the project.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0658-00	Established the RNP-III overlay district	Approved by BCC	July 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Residential Suburban (up to 8 du/ac)	R-1 (RNP-III)	Single family residential
West	Residential Suburban (up to 8 du/ac)	R-1	Townhomes

Related Applications

Application Number	Request
WS-21-0248	A request for waivers for wall height, access to a collector street, attached sidewalk and design review for single family residential is a companion item on this agenda.
TM-21-500064	A tentative map for a 12 lot 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 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

- Right-of-way dedication to include 40 feet for Twain Avenue and additional right-of-way for a 40 foot wide half street for McLeod Drive;
- 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.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: SIGNATURE HOMES

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