

07/21/21 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

FRIAS AVE/VALLEY VIEW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0268-FRIAS, PHYLLIS M. MANAGEMENT TRUST & FRIAS, PHYLLIS M. TRS:

VACATE AND ABANDON easements of interest to Clark County located between Haleh Avenue and Frias Avenue (alignment), and between Schirlls Street (alignment) and Valley View Boulevard within Enterprise (description on file). JJ/jgh/jd (For possible action)

RELATED INFORMATION:

APN:

177-30-701-016

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

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

BACKGROUND:

Project Description

The subject parcels, within Enterprise, are located at the northwest corner of Frias Avenue and Valley View Boulevard intersection. The applicant indicates this request will facilitate the construction of a proposed residential subdivision. The proposed subdivision will be approximately 33.7 gross acres with 185 single family residential dwelling units. This application proposes to vacate easements that conflict with the proposed lots. The plans indicate 2 drainage easements are being vacated for this request.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-20-0555	Reclassified 33.8 acres from R-E (RNP-I) to R-2 zoning	Approved by BCC	March 2021
VS-20-0556	Vacated and abandoned easements located between Pyle Avenue and Rush Avenue located between Haleh Avenue and Frias Avenue	Approved by BCC	March 2021
TM-20-500195	185 single family residential lots and common lots on 33.8 acres	Approved by BCC	March 2021
ZC-1026-05	Established an RNP-I Overlay District on 3,800 parcels within the Enterprise Planning Area, which included a portion of this site	Approved by BCC	October 2005

Surrounding Land Use

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

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: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, INC

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