

EASEMENTS
(TITLE 30)

MISTRAL AVE/GAGNIER BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0361-YOUNG COLBY P & DEANA SUE:

VACATE AND ABANDON easements of interest to Clark County located between Cimarron Road and Gagnier Boulevard and between Mistral Avenue and Camero Avenue within Enterprise (description on file). JJ/sd/jd (For possible action)

RELATED INFORMATION:

APN:

176-16-101-028

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict a vacation of an existing drainage easement (APN 176-16-196-001) that covers the approximately 52,278 square feet located at the southern portion of the 4 lot minor subdivision (PM-104-87). The request to vacate the existing drainage easement is a result of upstream improvements that have made this easement unnecessary and that a smaller easement can be used.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified approximately 3,800 parcels of land from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

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

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: BRADLEY SNYDER

CONTACT: DEANA YOUNG, 8345 MISTRAL AVE, LAS VEGAS, NV 89113