

09/21/21 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

CAMERO AVE/GAGNIER BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0394-PARSONS FAMILY REVOCABLE LIVING TRUST & PARSONS GARY & DEANNA F TRS:

VACATE AND ABANDON easements of interest to Clark County located between Camero Avenue and Shelbourne Avenue (alignment), and between Gagnier Boulevard (alignment) and Durango Drive within Enterprise (description on file). JJ/bb/jo (For possible action)

RELATED INFORMATION:

APN:

176-16-201-002

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans request to vacate and abandon 33 foot wide patent easements adjacent to the north, east, and west property lines of the subject property and the remaining 3 foot wide patent easement adjacent to Camero Avenue. In addition, this request includes vacating a 40 foot wide drainage easement that traverses the parcel in an east/west direction. The applicant states that approval of this request will not negatively impact the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-20-0375	Vacated and abandoned a portion of right-of-way for Gagnier Boulevard	Approved by PC	October 2020
ZC-1026-05	Reclassified area with RNP-I overlay district	Approved by BCC	October 2005
VS-0391-98	Vacated and abandoned right-of-way for Shelbourne Avenue and a portion of Gagnier Boulevard	Approved by PC	April 1998

Surrounding Land Use

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

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 a drainage easement 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

- Drainage study and compliance;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: PARSONS FAMILY REVOCABLE LIVING TRUST & PARSONS GARY &
DEANNA F TRS

CONTACT: BAUGHMAN & TURNER, INC., 1210 HINSON ST, LAS VEGAS, NV 89102