

10/19/21 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

RAVEN AVE/SCHIRLLS ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0415-GENTILE LOUIS P & DIANE:

VACATE AND ABANDON easements of interest to Clark County located between Raven Avenue and Pebble Road, and between Schirlls Street and Hinson Street within Enterprise (description on file). JJ/lm/jd (For possible action)

RELATED INFORMATION:

APN:

177-19-501-011

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 3 foot to 33 foot wide patent easements within the boundary of the parcel. The applicant indicates these easements are no longer necessary for the proposed development or surrounding area as public streets (Raven Avenue and Schirlls Street) will be constructed to provide access to the residence.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified various parcels to RNP-I overlay	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)	Undeveloped
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Undeveloped
East & 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**Current Planning**

Staff can support the requested vacation and abandonment of patent easements that are no longer necessary for access to the property and surrounding area. The applicant has submitted for building permits for a residence (BD21-05886) on the parcel.

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 30 feet for Raven Avenue, 30 feet for Schirlls Street, and associated spandrel;
- 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: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: GARY D LAKE

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