10/20/21 BCC AGENDA SHEET

UPDATE

EASEMENTS
(TITLE 30)

CORBETT ST/DURANGO DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-21-0438-BOYER, TERRY A & CHERYL:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Corbett Street and El Campo Grande Avenue, and between Bonita Vista Street and Durango Drive within Lone Mountain (description on file). RM/md/jd (For possible action)

RELATED INFORMATION:

APN:
125-29-708-015; 125-29-708-016

LAND USE PLAN:
LONE MOUNTAIN - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

BACKGROUND:
Project Description
The plans depict the vacation and abandonment of a 33 foot wide government patent easement located along the west portion of the project site. The plans also depict the vacation of a 3 foot wide portion of a government patent easement located along the north portion of the site, adjacent to Corbett Street. The patent easements are no longer needed for utility or roadway purposes and must be vacated to develop the site.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Residential Low (up to 3.5 du/ac)	R-E (RNP-I)	Single family residential
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential

Related Applications

Application Number	Request
ZC-21-0437	A conforming zone change to reclassify 3.1 acres from an R-E (RNP-I) zone to an R-D zone for a proposed single family residential development is a companion item on this agenda.
TM-21-500130	A tentative map for a 9 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 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 10 feet for Durango Drive and the associated spandrel;
- 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, if required by Public Works;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger, if required by Public Works;
- All other right-of-way and easement dedications to record with the subdivision map;
- 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: Lone Mountain - approval.
APPROVALS:
PROTESTS: 6 cards

COUNTY COMMISSION ACTION: October 6, 2021 – HELD – To 10/20/21 – per the applicant.

APPLICANT: SUMMIT HOMES OF NEVADA
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