

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

PEBBLE RD/GRAND CANYON DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0513-SUN WEST LTD:

VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Pebble Road and between Grand Canyon Drive (alignment) and Park Street (alignment), and portions of right-of-way being Pebble Road located between Park Street (alignment) and Grand Canyon Drive (alignment) within Enterprise (description on file). JJ/jor/jo (For possible action)

RELATED INFORMATION:

APN:

176-18-801-009

LAND USE PLAN:

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

BACKGROUND:

Project Description

The site plan depicts a 33 foot wide patent easement along the east property line of the subject parcel to be vacated. In addition, the request also includes portions of right-of-way being Pebble Road (north side) as well as 20 feet of the southern portion of Pebble Road. Vacating the patent easement along the east property line is necessary for development of the site, and vacating portions of right-of-way being Pebble Road is required in order to meet Clark County Public Works street width requirements and amending the Clark County Transportation Element for Grand Canyon Drive PA-21-700003 (a companion item on this agenda).

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0071-04	Vacated right-of-way being a portion of Grand Canyon Drive between Pebble Road and Torino Avenue – recorded (Instr. #: 20040728:0005408)	Approved by PC	April 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	R-E	Flood Channel
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Accessory structure prior to principal (active CE21-05468 for outside storage)
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

Related Applications

Application Number	Request
PA-21-700003	Plan amendment to amend the transportation element for Grand Canyon Drive (between Pebble Road and Ford Avenue) is a companion item on this agenda.
CP-21-900382	Authorize the Chair to sign a resolution amending the Transportation Element of the Clark County Comprehensive Master Plan is a companion item on this agenda.
UC-21-0512	Use permit to allow an accessory structure (garage) prior to a principal residence and a design review for finished grade 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 and right-of-way that is not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 17, 2021 at 9:00 a.m., unless otherwise announced.

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

- Comply with approved drainage study PW21-12940:
- 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

- Applicant is advised to provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features; and a 24 foot minimum fire lane.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval (excepting the Grand Canyon Drive alignment and associated spandrels).

APPROVALS:

PROTESTS:

APPLICANT: DAN COLETTI

CONTACT: ASHLIE HARPER, SUN WEST, 6675 S. CIMARRON RD. #100, LAS VEGAS, NV 89113