

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

DEAN MARTIN DR/SERENE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0523-GRAVES MB II & SM FAM TR-EXEMPTION TRUST ET AL:

VACATE AND ABANDON easements of interest to Clark County located between I-15 and Dean Martin Drive, and between Serene Avenue and Agate Avenue (alignment); and a portion of a right-of-way being Vicki Avenue located between Dean Martin Drive and I-15 within Enterprise (description on file). JJ/md/jd (For possible action)

RELATED INFORMATION:

APN:

177-20-204-003; 177-20-204-005 through 177-20-204-007; 177-20-204-010; 177-20-204-012

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 33 foot wide patent easements located along the east portion of the project site, adjacent to I-15, and within the interior of the project site. The patent easements are no longer needed for utility or roadway purposes and must be vacated to develop the site. Furthermore, the plans depict the vacation and abandonment of a portion of right-of-way being Vicki Avenue, located within the interior of the project site. The portion of Vicki Avenue is no longer needed as the proposed single family residential development will be served by a private gated entrance.

Prior Land Use Requests

Application Number	Request	Action	Date
LUP-20-700038	Redesignate the land use category from RL (Residential Low) to CG (Commercial General)	Cancelled by BCC	July 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-E	Undeveloped
South	Residential Low (up to 3.5 du/ac)	R-E	Single family residential & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Commercial Tourist	H-2 & R-3	Freeway, single family & multiple family residential
West	Rural Neighborhood Preservation (up to 2 du/ac) & Residential Low (up to 3.5 du/ac)	C-P, R-E, & R-E (RNP-I)	Single family residential & undeveloped

Related Applications

Application Number	Request
NZC-21-0522	A nonconforming zone change to reclassify 14.6 acres from an R-E zone to an R-2 zone for a proposed single family residential development is a companion item on this agenda.
TM-21-500149	A tentative map for a 96 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 and a portion of right-of-way for Vicki Avenue that are 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 December 8, 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

- Right-of-way dedication to include 40 feet for Dean Martin Drive and 40 feet for Serene Avenue;
- 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;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- 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: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: KB HOME LAS VEGAS

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