

EASEMENTS/RIGHTS-OF-WAY
(TITLE 30)

PYLE AVE/RANCHO DESTINO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0459-TADANO WAKIMOTO TRUST & TADANO GARY TRS:

VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Wellspring Avenue (alignment), and between Rancho Destino Road and Gilespie Street and a portion of a right-of-way being Pyle Avenue located between Rancho Destino Road and Gilespie Street and a portion of Gilespie Street located between Pyle Avenue and Wellspring Avenue (alignment) within Enterprise (description on file). MN/rk/jd (For possible action)

RELATED INFORMATION:

APN:

177-28-204-001; 177-28-204-011 through 177-28-204-013

LAND USE PLAN:

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

BACKGROUND:

Project Description

This application is a request to vacate and abandon patent easements on this site. The plans depict the vacation and abandonment of 33 foot wide and 3 foot wide government patent easements along the perimeter of the subject parcels, excepting out the dedication of a public right-of-way. Additionally, the plans show the vacation and abandonment of a 5 foot wide portion of Pyle Avenue and Gilespie Street to accommodate a detached sidewalk in conjunction with a residential development.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-18-0840	Reclassified this site to R-1 zoning for a proposed 31 lot single family residential development	Withdrawn by PC	January 2019

Surrounding Land Use

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

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Residential Suburban (up to 8 du/ac)	R-2	Partially constructed single family subdivision

The subject site and surrounding properties are in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
NZC-21-0458	A nonconforming zone change to reclassify this site to R-1 zoning for a single family residential subdivision is a companion item on this agenda.
TM-21-500136	A tentative map consisting of 22 single family residential lots on 7.3 acres 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 and portions of right-of-way on Pyle Avenue and Gilespie Street to accommodate detached sidewalks.

Staff Recommendation

Approval. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: November 2, 2021 – APPROVED – Vote: Unanimous Absent: Nguyen

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

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code.

TAB/CAC: Enterprise - denial.

APPROVALS: 3 cards

PROTESTS: 19 cards, 4 letters

PLANNING COMMISSION ACTION: October 19, 2021 – HELD – To 11/02/21 – per the applicant.

APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA INC.

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