EASEMENTS
(TITLE 30)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-0597-17 – TESORI, LLC:

**HOLDOVER VACATE AND ABANDON** easements of interest to Clark County located between Le Baron Avenue and Jo Rae Avenue and between Valley View Boulevard and Hinson Street (alignment) within Enterprise (description on file). SB/rk/ml (For possible action)

RELATED INFORMATION:

APN:
177-30-603-004

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:
Project Description
The plan depicts the vacation and abandonment of various patent easements and BLM right-of-way grants (easements) to accommodate the proposed development. The right-of-way grants include portions of Le Baron Avenue, Jo Rae Avenue, and Schuster Street. Access to the residential subdivision will be taken from Le Baron Avenue to the north.

**Surrounding Land Use**

<table>
<thead>
<tr>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Suburban</td>
<td>R-E</td>
<td>Mix of developed &amp; undeveloped single family lots</td>
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</table>

**Related Applications**

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>ZC-0595-17</td>
<td>A zone change to reclassify this site to R-2 zoning for a single family residential development is a companion item on this agenda.</td>
<td></td>
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<tr>
<td>TM-0121-17</td>
<td>A tentative map for 45 single family residential lots is a companion item on this agenda.</td>
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</table>

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 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 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
- Drainage study and compliance;
- Right-of-way dedication to include 17 feet to back of sidewalk for Le Baron Avenue and 30 feet for Jo Rae Avenue;
- 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 around existing power poles will require granting necessary easements for pedestrian access, streetlights, and traffic control.

Current Planning Division – Addressing
- No comment.

Clark County Water Reclamation District (CCWRD)
- Applicant is advised that the Clark County Water Reclamation District (CCWRD) has existing or proposed assets within the area proposed to be vacated per VS-0597-17; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the 30 foot wide alignment along Le Baron Avenue are reserved; that it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; and that CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner.
TAB/CAC: Enterprise – approval.
APPROVALS: 2 cards
PROTESTS: 8 cards

COUNTY COMMISSION ACTION: September 6, 2017 – HELD – To 09/20/17 – per the applicant.

APPLICANT: Greystone Nevada, LLC
CONTACT: Slater Hanifan Group, Chelsea Jensen, 5740 S. Arville Street, Suite 216, Las Vegas, NV 89118