EASEMENTS FT APACHE RD/PLYLE AVE (TITLE 30)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-18-0641-EPIC MOUNTAINS EDGE, LLC:

**VACATE AND ABANDON** easements of interest to Clark County located between Le Baron Road (alignment) and Pyle Avenue (alignment), and between Grand Canyon Drive (alignment) and Fort Apache Road (alignment) within Enterprise (description on file). SB/ja/ja (For possible action)

RELATED INFORMATION:

**APN:**
176-30-601-002 through 004

**LAND USE PLAN:**
ENTERPRISE - OPEN LAND (UP TO 1 DU/10 AC)
ENTERPRISE - PUBLIC FACILITIES

**BACKGROUND:**
**Project Description**
This request is to vacate patent easements and BLM right-of-way grants throughout the subject parcels. The easements are no longer needed for the applicant’s proposed single family residential development.

**Surrounding Land Use**

<table>
<thead>
<tr>
<th></th>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Open Land (open space/grazing/vacant land); residential (up to 1 du/10 ac), Public Facilities, Residential Rural (up to 0.5 du/ac) &amp; Residential Suburban (up to 8 du/ac)</td>
<td>R-E &amp; R-2</td>
<td>Undeveloped parcels</td>
</tr>
<tr>
<td>South</td>
<td>Open Land (open space/grazing/vacant land); residential (up to 1 du/10 ac)</td>
<td>R-E</td>
<td>Undeveloped parcels</td>
</tr>
<tr>
<td>East</td>
<td>Major Development Project</td>
<td>R-2</td>
<td>Single family residential developments</td>
</tr>
<tr>
<td>West</td>
<td>Open Land (open space/grazing/vacant land); residential (up to 1 du/10 ac)</td>
<td>R-E</td>
<td>Undeveloped parcels</td>
</tr>
</tbody>
</table>

This site and the abutting parcels to the north and east are located in the Public Facilities Needs Assessment (PFNA) area.
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 45 feet to the back of curb for Fort Apache Road, 40 feet for Pyle Avenue, the portion of the cul-de-sac at the western terminus of Pyle Avenue, and associated spandrels;
- Applicant shall apply for BLM right-of-way grants to allow minimum paving on all perimeter streets;
- 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 and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)
- No objection.
TAB/CAC: Enterprise - approval.
APPROVALS:
PROTESTS:

APPLICANT: EPIC MOUNTAINS EDGE, LLC
CONTACT: TANEY ENGINEERING, 6030 SOUTH JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118