

06/03/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0286-MARNELL ANTHONY A II REVOCABLE LIV TR & MARNELL ANTHONY A II TRS:

VACATE AND ABANDON easements of interest to Clark County located between Tomiyasu Lane and Pecos Road, and between Maule Avenue and Warm Springs Road within Paradise (description on file). JG/rp/kh (For possible action)

RELATED INFORMATION:

APN:

177-01-701-009; 177-01-701-014

LAND USE PLAN:

WINCHESTER/PARADISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon a portion of the Duck Creek Flood Channel that is no longer needed for the site.

Prior Land Use Requests

Application Number	Request	Action	Date
VC-1499-94	A residential complex consisting of a main residence	Approved by PC	November 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residences

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 a portion of a flood channel that is 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Applicant to coordinate with Public Works - Development Review for limits of vacation;
- Applicant to provide a manway adjacent to the channel for maintenance;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: STEPHEN RICE

CONTACT: KRISTIN ESPOSITO, LAS VEGAS, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146