

UPDATE

EASEMENTS
(TITLE 30)

HUALAPAI WY/LONE MOUNTAIN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0349-LONE MOUNTAIN PROPERTIES, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Lone Mountain Road and Red Coach Avenue (alignment), and between Hualapai Way (alignment) and Eula Street within Lone Mountain (description on file). RM/hw/syp (For possible action)

RELATED INFORMATION:

APN:

138-06-101-001

LAND USE PLAN:

LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 33 foot wide government patent easements on the eastern and southern portions of the subject site and portions of the northern and western sections of the site. Along the southern and eastern property lines, the 33 foot wide government patent easements running along these property lines are proposed to be vacated. Along the northern and western property lines, the 33 foot wide government patent easements are also proposed to be vacated in their entirety, except for a portion in the northeast corner of the site where the government patent easements will be used to dedicate, in part, a 45.5 foot public cul-de-sac turnaround for Hualapai Way that will be situated at the entrance to the proposed 7 lot single family residential subdivision (TM-23-500076 and WS-23-0348). The applicant indicates that the existing government patent easements are no longer needed as the properties surrounding the site are already in use, as a public park or part of the CC 215 right-of-way, and that the vacation and abandonment is needed for them to develop the site without hindrance.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & South	Open Lands	P-F	Lone Mountain Regional Park
West	City of Las Vegas	C-V	Bruce Woodbury Beltway (CC 215) right-of-way

Related Applications

Application Number	Request
WS-23-0348	A single family residential subdivision with waivers for driveway geometrics and landscaping is a companion item on this agenda.
TM-23-500076	A tentative map for a 7 lot single family residential subdivision 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.

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 that **the County has adopted a rewrite to Title 30 effective January 1, 2024**, 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 a cul-de-sac at the end of Hualapai Way;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Lone Mountain - approval.

APPROVALS:

PROTESTS: 8 cards

COUNTY COMMISSION ACTION: August 16, 2023 – HELD – To 09/06/23 – per Commissioner Miller.

COUNTY COMMISSION ACTION: September 6, 2023 – HELD – To 09/20/23 – per Commissioner Miller.

APPLICANT: LIBERTY HOMES OF NEVADA

CONTACT: TODD KELLEY, GCW, 1555 S. RAINBOW BLVD., LAS VEGAS, NV 89146