

12/18/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-24-0613-T AND T VENTURE PARTNERS, LLC:**

**VACATE AND ABANDON** a portion of right-of-way being Flanagan Drive located between Racel Street and Grand Teton Drive; and a portion of right-of-way being Gilbert Lane located between Grand Teton Drive and Jo Marcy Drive within Lone Mountain (description on file). MK/rg/kh (For possible action)

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RELATED INFORMATION:

**APN:**

125-11-401-001; 125-11-401-002; 125-14-101-002; 125-14-101-003

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The applicant requests the vacation and abandonment of the following: 1) 48 foot wide right-of-way being Flanagan Drive located between APNs 125-11-401-001 and 125-11-401-002 on the north side of the development, and 2) 60 foot wide right-of-way of being Gilbert Lane located between APNs 125-14-101-002 and 125-14-101-003 on the south side of the development. The applicant states these rights-of-way are being vacated since they are not required for circulation or access for the proposed subdivision.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
NZC-20-0374	Reclassified from R-E to R-D zoning, waivers for landscaping, modified driveway design, off-site improvements, and design review for a 66 lot single-family residential subdivision - expired	Held by PC	October 2020
UC-1043-07	Reduced separation between communication towers and reduced setback from a residential development for a communications tower	Approved by BCC	January 2008
UC-0651-07	Childcare institution with a school and dormitory, reduced parking, increased fence height, and off-site improvements - expired	Approved by PC	July 2007
UC-0062-07	Communications building	Approved by PC	February 2007
UC-1900-05	Communications tower	Approved by BCC	March 2006

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-0311-03	Reduced setback for a communications tower	Approved by PC	April 2003

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
West	City of Las Vegas	R-PD3 & PD	Single-family residential

### Related Applications

Application Number	Request
WS-24-0612	A waiver of development standards and design review for a single-family residential subdivision is a companion item on this agenda.
TM-24-500134	A tentative map for a 62 lot single-family detached 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 right-of-way 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 4 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**

- Right-of-way dedication to include 5 feet to the back of curb for the south side of Grand Teton Drive and 10 feet for the north side of Grand Teton Drive, and associated spandrels;
- 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 devices;
- 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:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MARISSA FEHRMAN

**CONTACT:** MARISSA FEHRMAN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135