

01/21/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0698-RAMPE FAMILY REV LIVING TRUST & RAMPE TODD H & VANESA G TRS:

VACATE AND ABANDON easements of interest to Clark County located between Stephen Avenue (alignment) and Redwood Canyon Avenue (alignment), and between Grapetree Street and Ruffian Road within Lone Mountain (description on file). AB/my/kh (For possible action)

RELATED INFORMATION:

APN:

126-36-501-017

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plan depicts the vacation of an 8 foot wide easement along the east property line and the vacation of two, 33 foot wide easements along the southern and western property lines. The applicant requests this vacation to satisfy a condition of a Minor Subdivision Map.

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

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 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

- Right-of-way dedication to include a portion of cul-de-sac and 25 feet for Ruffian Road;
- 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: TODD RAMPE

CONTACT: JPL ENGINEERING, INC., 6725 S. EASTERN AVENUE, SUITE 5, LAS VEGAS, NV 89119