

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0007-HEARTS ALIVE HOOVES, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Kyle Canyon Road and Horse Drive, and Cardenas Way and Moss Way within Upper and Lower Kyle Canyon (description on file). AB/rr/kh (For possible action)

RELATED INFORMATION:

APN:

126-09-301-003

LAND USE PLAN:

NORTHWEST COUNTY (UPPER AND LOWER KYLE CANYON) - OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)

BACKGROUND:

Project Description

The applicant requests the vacation and abandonment of patent easements located on the subject parcel. The applicant states the easements are no longer needed and the vacation is necessary for the proposed development of the subject property.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Outlying Neighborhood (up to 0.5 du/ac)	RS80	Single-family residential
South & East	Open Lands	RS80	Undeveloped
East	Outlying Neighborhood (up to 0.5 du/ac)	RS80	Undeveloped

Related Applications

Application Number	Request
UC-26-0008	Use permit, waivers of development standards, and design review for housing agricultural employees and a stable 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.

Public Works - Development Review

Staff has no objection to the vacation of patent easements that are not needed 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

- Drainage study and compliance;
- Right-of-way dedication to include 30 feet for Cardenas Way, 40 feet for Horse Drive and associated spandrel;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Provide paved legal access;
- 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

- Applicant is advised that this department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: HEARTS ALIVE HOOVES, LLC

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