

11/19/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0533-PACIFIC CLASSIC, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Alpine Ridge Way (alignment) and Oso Blanca Road, and between Kyle Canyon Road and Radley Avenue (alignment) within Lower Kyle Canyon (description on file). RM/rg/kh (For possible action)

RELATED INFORMATION:

APN:

126-01-702-001

PROPOSED LAND USE PLAN:

LONE MOUNTAIN (LOWER KYLE CANYON) - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

This is a request to vacate and abandon the 33 foot wide patent easements located along the eastern and southern property lines of the subject property. The applicant states that the vacation is necessary to develop the proposed commercial center.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	PD	Single-family residential development
South	City of Las Vegas	R-TH	Undeveloped
East & West	City of Las Vegas	U(PCD)	Undeveloped

Related Applications

Application Number	Request
PA-24-700026	A plan amendment to redesignate the site from Ranch Estate Neighborhood (RN) to Neighborhood Commercial (NC) land use designation is a companion item on this agenda.
ZC-24-0532	A zone change to reclassify the site from RS80 to CG zoning is a companion item on this agenda.
DR-24-0534	A design review for a commercial center 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 needed for site, drainage, or roadway development.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 18, 2024 at 9:00 a.m., unless otherwise announced.

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 25 feet to the back-of-curb for Alpine Ridge Way, and associated spandrel;
- The installation of detached sidewalks will require the dedication to back-of-curb 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.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: PACIFIC CLASSIC, LLC

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