

06/17/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0348-HAMMOCK VAN HO & LE THUY T:

VACATE AND ABANDON easements of interest to Clark County located between Cougar Avenue and Wigwam Avenue, and between Sir Wienman Street (alignment) and Eagle Ranch Drive (alignment) within Red Rock (description on file). JJ/sd/cv (For possible action)

RELATED INFORMATION:

APN:

175-15-301-009

LAND USE PLAN:

NORTHWEST COUNTY (RED ROCK) – OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of government patent easements.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0094-89	Reclassified R-E zone to R-U zone; waiver of development standards to waive zone boundary wall and off-site improvements	Approved by BCC	May 1989

Surrounding Land Use

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

Related Applications

Application Number	Request
DR-25-0347	Design review for grading for hillside development 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 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

- 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: Red Rock - approval.

APPROVALS:

PROTESTS:

APPLICANT: VAN HAMMOCK

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