

## PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0819-ST ANTHONY NV TRUST & FOUTZ JEFFREY D TRS:**

**HOLDOVER VACATE AND ABANDON** easements of interest to Clark County located between Michelli Crest Way and Egan Crest Drive, and Bright Angel Way and Azure Drive within Lone Mountain (description on file). AB/jam/cv (For possible action)

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## RELATED INFORMATION:

**APN:**

126-25-601-002

**LAND USE PLAN:**

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

**BACKGROUND:****Project Description**

The plans depict the vacation and abandonment of patent easements which are no longer necessary for the development of the site.

**Surrounding Land Use**

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-25-0820	A waiver of development standards with a design review for a proposed single-family 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 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;
- Applicant to construct a 5 foot asphalt detached path along Michelli Crest Way and Bright Angel Way;
- 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: Lone Mountain - approval.**

**APPROVALS: 1 card**

**PROTESTS: 8 cards, 2 letters**

**COUNTY COMMISSION ACTION:** January 21, 2026 – HELD – To 02/04/26 – per the applicant.

**APPLICANT:** ST. ANTHONY NV TRUST & FOUTZ JEFFREY D. TRS

**CONTACT:** PATCHETT DESIGN GROUP, 2655 S. RAINBOW BOULEVARD #310, LAS VEGAS, NV 89146