

EASEMENTS
(TITLE 30)

HORSE DR/CARDENAS WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0133-PRUITT, MATTHEW MCLANE & SABRINA:

VACATE AND ABANDON easements of interest to Clark County located between Horse Drive and Brent Lane (alignment), and between Cardenas Way (alignment) and Moss Way within Lower Kyle Canyon (description on file). RM/rk/jd (For possible action)

RELATED INFORMATION:

APN:

126-09-202-006

LAND USE PLAN:

NORTHWEST COUNTY (LOWER KYLE CANYON) - RESIDENTIAL RURAL (UP TO 0.5 DU/AC)

BACKGROUND:

Project Description

This application is a request to vacate and abandon patent easements on this site. The plans depict the vacation and abandonment of government patent easements along the perimeter of this site. The applicant indicates they will dedicate any necessary easements to the County which will replace the patent easements.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Residential Rural (up to 0.5 du/ac)	R-U	Undeveloped
East	Residential Rural (up to 0.5 du/ac)	R-U	Single family residential
West	Open Land	R-U	Undeveloped

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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 that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Compliance with approved drainage study PW20-16022;
- Right-of-way dedication to include 40 feet for Horse Drive, 30 feet for Cardenas Way, 30 feet for Guy Avenue, and associated spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MATTHEW PRUITT

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