

05/21/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0117-GREYSTONE NEVADA, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Ann Road and Hammer Lane (alignment), and between Tee Pee Lane (alignment) and Fort Apache Road within Lone Mountain (description on file). RM/rp/ng (For possible action)

RELATED INFORMATION:

APN:

125-31-501-006; 125-31-501-009; 125-31-501-012 through 125-31-501-013

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 30 foot wide patent easement along the east and south sides of APN 125-31-501-013, a 30 foot wide patent easement along the west and south sides of APN 125-31-501-012, a 30 foot wide patent easement along the north and west sides of APN 125-31-501-006, and a 30 foot wide patent easement along the north and east sides of APN 125-31-501-009.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-23-500056	107 residential lots	Approved by BCC	June 2023
WS-23-0198	Waiver of development standards and design review for a single family residential subdivision	Approved by BCC	June 2023

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped & single family residential

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

- Right-of-way dedication to include 50 feet for Fort Apache Road, 50 feet for Ann Road, 30 feet for Tee Pee Lane, 30 feet for Hammer Lane, 30 feet for Stephen Avenue, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- 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:

PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC

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