

11/07/23 PC AGENDA SHEET

EASEMENT
(TITLE 30)

BATH DR/EGAN CREST DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0645-GRUSHKOWSKY ELIRAN:

VACATE AND ABANDON easements of interest to Clark County located between Egan Crest Drive and Gray Horse Street and between Bath Drive and Deer Springs Way within Lone Mountain (description on file). RM/nai/syp (For possible action)

RELATED INFORMATION:

APN:

126-24-701-005

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 33 foot wide patent easement located along the west property line, and 3 foot wide patent easements on the south and east property lines. The patent easements are no longer needed and must be vacated in order to construct additions to the primary residence.

Prior Land Use Requests

Application Number	Request	Action	Date
VC-0161-95	Height and materials for single family residential block wall	Approved by PC	May 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-U	Single family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-U & R-E	Undeveloped
West & East	City of Las Vegas	P-D	Undeveloped & single family residential development

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 that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:**APPROVALS:****PROTESTS:**

APPLICANT: TERRY MONTGOMERY

CONTACT: TERRY MONTGOMERY, 5132 COSTABELLA LN, LAS VEGAS, NV 89130