

PATENT EASMENTS  
(TITLE 30)

ANN RD/TEE PEE LN

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-21-0651-B & F & SONS 1, LLP:**

**VACATE AND ABANDON** easements of interest to Clark County located between La Mancha Avenue and Ann Road and between Tee Pee Lane and Park Street within Lone Mountain (description on file). RM/jor/jo (For possible action)

RELATED INFORMATION:

**APN:**  
125-30-806-009

**LAND USE PLAN:**  
LONE MOUNTAIN - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

The site plan depicts existing patent easements along the north, east, and west property lines of the subject parcel. The west property line includes a 33 foot wide patent easement, and the north and east property lines include a 3 foot wide patent easement. Per the applicant, vacating the easements is necessary to develop the parcel into a future single family residential subdivision.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-18-0605	Allowed a proposed single family residential lot to have access to an arterial street (Ann Road) - expired	Approved by PC	October 2018
VS-18-0606	Vacated and abandoned government patent easements - expired	Approved by PC	October 2018
ZC-0296-01	Reclassified various parcels within Lone Mountain from R-U and R-E to R-E zoning and from R-A to R-A (RNP-I) and R-A (RNP-II) zoning	Approved by BCC	September 2001

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, West, & South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

**Related Applications**

<b>Application Number</b>	<b>Request</b>
TM-21-500181	A tentative map for 8 single family residential lots is a companion item on this agenda.
WS-21-0650	A waiver of development standards for landscaping and a design review for increased finished grade and custom homes for a single family residential subdivision 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 the 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**

- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for the Ann Road improvement project;

- 90 days to record required right-of-way dedications and any corresponding easements for Ann Road improvement project;
- All other right-of-way and easement dedications to record with the subdivision map;
- 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:** B & F & SONS 1, LLP

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