

06/17/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0334-MARRETTI FAMILY TRUST & MARRETTI FRANK J III TRS:

VACATE AND ABANDON easements of interest to Clark County located between Calico Drive and Moreno Road, and between Roundabout Circle and Calico Basin Road within Red Rock (description on file). JJ/rp/cv (For possible action)

RELATED INFORMATION:

APN:

164-06-301-011

LAND USE PLAN:

NORTHWEST COUNTY (RED ROCK)-OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)

BACKGROUND:

Project Description

The plan provided shows the vacation and abandonment of patent easements within the subject parcel. The applicant indicates that the portions of the easement that are being requested to be vacated do not coincide with any existing or future right-of-way, nor are they currently used by any utilities.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Outlying Neighborhood (up to 0.5 du/ac)	RS80	Single-family residential
South & West	Open Land	RS80	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 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

- 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: Red Rock - approval.

APPROVALS:

PROTESTS:

APPLICANT: WOOD RODGERS, INC.

CONTACT: MARK CENDAGORTA, WOOD RODGERS, 1361 CORPORATE BOULEVARD, RENO, NV 89502