

07/15/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0392-SAMS TRUST & PEARSON SAMUEL BART & ANGELA OWENS TRS:**

**VACATE AND ABANDON** easements of interest to Clark County located between Fort Apache Road and Campbell Road, and Hickam Avenue and Helena Avenue within Lone Mountain (description on file). AB/nai/cv (For possible action)

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RELATED INFORMATION:

**APN:**

138-05-301-026

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The applicant is requesting to vacate a 33 foot patent easement along the north and east property lines. These easements are no longer required for development of the site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-19-0578	Waiver of development standard to increase allowed floor area of an accessory structure	Approved by PC	September 2019
ZC-01-0296	Zone change to reclassify from R-U and R-E to R-E (RNP-I), R-A (RNP-I), and R-A (RNP-II)	Approved by BCC	September 2001

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residence & vacant
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residence
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	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 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.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:** Lone Mountain - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** SAMUEL PEARSON

**CONTACT:** SAMUEL PEARSON, 4220 N. FORT APACHE ROAD, LAS VEGAS, NV 89129