

02/16/22 BCC AGENDA SHEET

EASEMENTS  
(TITLE 30)

ROSADA WY/KEVIN WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-21-0740-ADAMS 1979 TRUST & ADAMS, JEFFREY K. & DONNA K. CO-TRS:**

**VACATE AND ABANDON** easements of interest to Clark County located between Rosada Way and La Madre Way, and between El Capitan Way and Campbell Road within Lone Mountain (description on file). RM/jt/ja (For possible action)

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RELATED INFORMATION:

**APN:**

125-32-304-002; 125-32-304-005; 125-32-304-006

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The plans show three, 10 foot wide public drainage easements to be vacated and abandoned. Two of the easements run east/west across the northern and central portion of the site, and the third easement runs north/south across the eastern and central portion of the site.

The applicant is seeking the vacation and abandonment of these easements to subdivide the parcels into a 6 lot subdivision. According to the applicant, these drainage easements will no longer be necessary, and that future drainage needs for the site will be satisfied by easements dedicated during the subdivision process.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0296-01	Reclassified the site and various parcels in Lone Mountain to R-E (RNP-I) zoning	Approved by BCC	September 2001

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
East	Public Use	R-E (RNP-I)	Undeveloped

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped

**Related Applications**

<b>Application Number</b>	<b>Request</b>
DR-21-0739	A design review for a single family residential subdivision and increased finished grade is a companion item on this agenda.
TM-21-500211	A tentative map for a 6 lot single family 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 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:****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**

- Drainage study and compliance;
- Right-of-way dedication to include the spandrel at the northeast corner of the site;

- Applicant shall coordinate with Public Works - Development Review to apply for a BLM right-of-way grant for Kevin Way;
- 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:** Lone Mountain - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** BRANDI REID

**CONTACT:** BRANDI REID, GCW ENGINEERING, 1555 S. RAINBOW BLVD., LAS VEGAS, NV 89146