

EASEMENTS
(TITLE 30)

KYLE CANYON RD/BUENA VIDA ST
(LOWER KYLE CANYON)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0355-BROWN, PONGSRI & BUSADEE, HATAIRAT:

VACATE AND ABANDON easements of interest to Clark County located between Kyle Canyon Road and Grand Teton Drive, and between Buena Vida Street and Reymore Street (alignment) within Lower Kyle Canyon (description on file). RM/jgh/ja (For possible action)

RELATED INFORMATION:

APN:

126-08-802-005

LAND USE PLAN:

NORTHWEST COUNTY (LOWER KYLE CANYON) - OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)

BACKGROUND:

Project Description

The subject parcel is located on the south side of Kyle Canyon Road, 330 feet west of Buena Vida Street. The applicant indicates this request is a condition of approval by Public Works and the Building Department. The vacation is needed to complete construction of a proposed single family home. The plans indicate 3 easements are being vacated for this request. The 33 foot wide patent easements are located along the north, east, and west property lines.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Outlying Neighborhood (up to 0.5 du/ac)	R-U	Undeveloped & single family residential
South & West	Open Lands	R-U	Undeveloped

Related Applications

Application Number	Request
WS-23-0356	A request to waive right-of-way dedication 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:**Comprehensive 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

- Right-of-way dedication to include 50 feet for Grand Teton Drive;
- 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: JASON BROWN

CONTACT: JASON BROWN, 7790 SCOTTIE STREET, LAS VEGAS, NV 89166