

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0509-USA:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Craig Road and Alexander Road and between Chieftain Street and Fort Apache Road; a portion of right-of-way being Helena Avenue located between Chieftain Street and Fort Apache Road; and a portion of right-of-way being Hickam Avenue located between Chieftain Street and Fort Apache Road within Lone Mountain (description on file). RM/hw/kh (For possible action)

RELATED INFORMATION:

APN:

138-06-801-004; 138-06-801-011

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans provided show 1 patent easement and 2 BLM right-of-way grants that are proposed to be vacated. The patent easement is shown in the southeastern portion of the site and consists of a 33 foot wide easement located on the northern, western, and southern portions of APN 138-06-801-004. The first of the 2 BLM right-of-way grant easements to be vacated is along the existing Helena Avenue alignment in the northern portion of the site. This easement consists of a 30 foot wide portion that runs along the entire southern portion of the Helena Avenue alignment between Chieftain Street and Fort Apache Road, and another 30 foot wide portion that consists of the western half of the northern portion of the Helena Avenue alignment between the same streets. The second BLM right-of-way grant to be vacated is along the northern portion of the Hickam Street alignment between Chieftain Street and Fort Apache Road. This easement is shown to be 30 feet wide and runs along the entire northern half of the Hickam Street alignment.

The plans also show that there are 2 rights-of-way that are proposed to be vacated. The first portion of right-of-way to be vacated is the dedicated portion of Helena Avenue between Chieftain Street and Fort Apache Road. This portion of Helena Avenue is the eastern 250 feet of the northern 30 feet of Helena Avenue in the northeastern portion of the site. The other right-of-way to be vacated, Hickam Avenue, is located between Chieftain Street and Fort Apache Road. This portion of Hickam Avenue consists of the western 97 feet of the southern 30 feet of the Hickam Avenue alignment that was previously dedicated.

The applicant states that these easements and rights-of-way are no longer needed or are not necessary for the development of the site. In addition, the vacation of these easements and rights-of-way will not result in any parcel losing legal access to a street.

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 detached residential
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20 & RS10	Single-family detached residential
East	Ranch Estate Neighborhood (up to 2 du/ac) & City of Las Vegas	RS20 (NPO-RNP) & R-PD2	Single-family detached residential & undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac) & Open Lands	RS20 (NPO-RNP)	Single-family detached residential & undeveloped

Related Applications

Application Number	Request
WS-24-0510	A waiver of development standards for a single-family residential subdivision is a companion item on this agenda.
TM-24-500108	A tentative map for a 39 lot single family residential subdivision map 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 cannot support the request to vacate the right-of-way, patent, and BLM right-of-way easements. Helena Avenue and Hickam Avenue will be imperative for traffic circulation in this area. It is premature to not continue the Helena Avenue and Hickam Avenue alignments since they are established roadway alignments and the potential growth in this area will be imperative for traffic circulation. With the vacant land, some proposed as school sites, traffic will spread to all the adjacent streets creating congestion and vehicle conflicts.

Staff Recommendation

Denial.

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

If approved:

- Satisfy utility companies' requirements.

- Applicant is advised within 4 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

- Right-of-way dedication to include 40 feet for Craig Road, 30 feet for Chieftain Street, 50 feet for Fort Apache Road, 18 feet for Hickam Avenue, and associated spandrels;
- 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 - denial.

APPROVALS: 3 cards

PROTESTS: 15 cards, 2 letters

COUNTY COMMISSION ACTION: November 20, 2024 – HELD – To 12/04/24 – per the applicant.

APPLICANT: TEMPLETON DEVELOPMENT

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