

EASEMENT  
(TITLE 30)

KYLE CANYON RD/ELVIS ALIVE DR  
(LOWER KYLE CANYON)

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-23-0454-THOMSON JAMES F & LISA G:**

**VACATE AND ABANDON** easements of interest to Clark County located between Robertson Road and Elvis Alive Drive, and between Kyle Canyon Road and Iron Mountain Road (alignment) within Lower Kyle Canyon (description on file). RM/jgh/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

126-09-501-018

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The subject parcel is located along Elvis Alive Drive, 907 feet north of Kyle Canyon Road. The applicant indicates the patent easements were originally reserved for roadway and public utility purposes but now are no longer needed. The plans indicate 33 foot wide easements located along the west and south sides of the parcel, and a 3 foot wide easement located along the east side of the parcel will be vacated.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, & West	Outlying neighborhood (up to 0.5 du/ac)	R-U	Undeveloped
South	Outlying neighborhood (up to 0.5 du/ac)	R-U	Single family residence
East	Open Lands	R-U	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 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 has adopted a rewrite to Title 30 effective January 1, 2024, 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 30 feet for Elvis Alive Drive;
- Applicant shall coordinate with Public Works - Development Review to apply for a Bureau of Land Management (BLM) right-of-way grant to provide access to the parcels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

#### **Fire Prevention Bureau**

- No comment.

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

- No objection.

#### **TAB/CAC:**

#### **APPROVALS:**

#### **PROTESTS:**

**APPLICANT:** PETE LAAS

**CONTACT:** PETE LAAS, 7485 W. AZURE DRIVE, STE 226, LAS VEGAS, NV 89130