

11/19/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0531-DRESSLER 2023 TRUST & DRESSLER RONALD THOMAS II & JAMIE LEE TRS:

VACATE AND ABANDON easements of interest to Clark County located between Jensen Street and Grand Canyon Drive, and between Severence Lane and Solar Avenue within Lone Mountain (description on file). RM/rp/kh (For possible action)

RELATED INFORMATION:

APN:

125-18-402-002

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plan depicts the vacation and abandonment of 33 foot wide patent easements located along the west property boundary and a 3 foot wide patent easement located along the north property boundary. The applicant is requesting to vacate the 33 foot wide and 3 foot wide patent easements since the easements are no longer needed as the properties surrounding the subject parcel are fully developed and the adjacent right of ways are improved with existing utilities.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Reclassified R-U and R-E to R-E (RNP-I) zoning and from R-A to R-A (RNP-I) zoning and from R-A to R-A (RNP-II) zoning	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residences
East	City of Las Vegas	R-1	Single-family residences

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 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

- Drainage study and compliance;
- 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: MAYRA JIMENEZ

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