

EASEMENTS
(TITLE 30)

ROBERTSON RD/IRON MOUNTAIN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0590-GHORMLEY SCOTT FAMILY TRUST & GHORMLEY HARRY SCOTT TRS:

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

RELATED INFORMATION:

APN:

126-09-501-004

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation of 33 foot wide patent easements along the north, east, west, and south portions of APN 126-09-501-004 within Lower Kyle Canyon. Robertson Road right-of-way currently serves this property at the southwest corner of the lot.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Open Lands	R-U	Undeveloped
South, East, & West	Outlying Neighborhood (up to 0.5 du/ac)	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 50 feet for Iron Mountain Road, 30 feet for Patricia Avenue and 30 feet for Robertson Road and associated spandrels;
- 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: SCOTT GHORMLEY

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