

06/07/23 BCC AGENDA SHEET

EASEMENTS  
(TITLE 30)

HUALAPAI WAY/EL CAMPO GRANDE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-23-0176-USA:**

**VACATE AND ABANDON** easements of interest to Clark County located between Hualapai Way and Eula Street (alignment), and between El Campo Grande Avenue and Corbett Street within Lone Mountain (description on file). RM/lm/syp (For possible action)

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RELATED INFORMATION:

**APN:**

125-30-301-010

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The plans depict the vacation of a 30 foot wide portion of a grant of easement for the easterly portion of Hualapai Way. The easement was granted by the Bureau of Land Management per Grant N-74508 and recorded on April 8, 2003, in document 200304058:00730. The applicant indicates that the portion of the easement being vacated is no longer needed for right-of-way.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-0296-01	Reclassified the property and surrounding area to R-E zoning	Approved by BCC	September 2001

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped

**Related Applications**

<b>Application Number</b>	<b>Request</b>
TM-23-500050	A tentative map for a 19 lot single family residential subdivision is a companion item on this agenda.

### **Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-23-0178	A waiver of development standards and design reviews in conjunction with a single family residential subdivision 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 BLM right-of-way grants 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 30 feet for Corbett Street, 30 feet for El Campo Grande Avenue, 30 feet for Hualapai Way, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**Fire Prevention Bureau**

- No comment.

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

- No objection.

**TAB/CAC:** Lone Mountain - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PINNACLE HOMES

**CONTACT:** ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD., SUITE 100, LAS VEGAS, NV 89118