

EASEMENTS  
(TITLE 30)

FORT APACHE RD/STANGE AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-21-0610-RCAD TRUST & KHOURY MARIZ TRS:**

**VACATE AND ABANDON** easements of interest to Clark County located between Fort Apache Road and Dapple Gray Road and between Stange Avenue and Lone Mountain Road within Lone Mountain (description on file). RM/bb/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**

138-05-201-004

**LAND USE PLAN:**

LONE MOUNTAIN - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

The 1.9 acre parcel includes patent easements on the north, east, and south property lines. Thirty-three foot wide patent easements are adjacent to the north and east property lines and a remaining 3 foot portion of a patent easement will be vacated along the south property line, adjacent to Stange Avenue. These easements are not required for development of the property.

**Surrounding Land Use**

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-21-0609	A waiver of development standards for increased finished grade and retaining wall height 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 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:****Current 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 the spandrel at the southwest corner of the site;
- 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:** RCAD TRUST & KHOURY MARIZ TRS

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