

05/03/22 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

RACEL ST/ UNNAMED ST
(LOWER KYLE CANYON)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0131-MOHRHARDT FAMILY TRUST & MOHRHARDT THEODORE JR & SIGRID TRS:

VACATE AND ABANDON easements of interest to Clark County located between Racel Street and Grand Teton Drive, and between Hurtado Street and an unnamed street within Lower Kyle Canyon (description on file). RM/lm/jo (For possible action)

RELATED INFORMATION:

APN:

126-08-401-001

LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant is proposing to develop the site with a proposed detached accessory structure (RV garage). The request is to vacate patent easements located along the north and east property lines. The applicant indicates that the easements are no longer necessary for access to the site and right-of-way was previously dedicated.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Open Lands & Outlying Neighborhood (up to 0.5 du/ac)	R-U	Single Family Residential & Undeveloped
East & West	Open Lands	R-U	Undeveloped

Related Applications

Application Number	Request
WS-22-0130	A waiver of development standards to reduce front setback and increase building height for a detached accessory structure (garage) 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 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

- Coordinate with Public Works - Development Review Division to apply for Bureau of Land Management (BLM) right-of-way grants;
- 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: TED MOHRHARDT

CONTACT: TED MOHRHARDT, HCR 38 BOX 135, LAS VEGAS, NV 89124