

06/22/22 BCC AGENDA SHEET

EASEMENTS  
(TITLE 30)

DIABLO DR/MANN ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-22-0283-DEAN, JERRY & DEANNA FAMILY TRUST-SURVIVOR'S TRUST & DEAN, DEANNA S. TRS:**

**VACATE AND ABANDON** easements of interest to Clark County located between Mann Street and El Camino Road and between Mesa Vista Avenue and Dewey Drive (alignment) within Spring Valley (description on file). MN/nr/jo (For possible action)

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RELATED INFORMATION:

**APN:**

163-26-801-039

**LAND USE PLAN:**

SPRING VALLEY - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

**BACKGROUND:**

**Project Description**

The plans show a 40 foot wide drainage easement on the southern boundary of the site to be vacated. The applicant indicates that the public drainage easements are no longer necessary for the development of the site. Clark County built a drainage channel along the rear property line.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-0350-10 (ET-0120-12)	First extension of time for non-standard off-site improvements	Approved by PC	November 2012
WS-0350-10	Non-standard off-site improvements	Approved by PC	September 2010
UC-0335-10	Accessory structure before primary - expired	Approved by PC	September 2010

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, & East	Low-Intensity Suburban Neighborhood (5 du/ac)	R-E	Single family residential
West	Low-Intensity Suburban Neighborhood (5 du/ac)	R-E & R-D	Single family residential

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-22-0284	A zone change from R-E to R-D zoning for a single family development 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 drainage 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**

- 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.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** DEANNA DEAN

**CONTACT:** JANET DYE, LR NELSON CONSULTING ENGINEERS, 6765 W. RUSSELL ROAD, SUITE 200, LAS VEGAS, NV 89118