

EASEMENTS
(TITLE 30)

FORT APACHE RD/HELENA AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-22-0387-VOGEL BRETT:

VACATE AND ABANDON easements of interest to Clark County located between Helena Avenue and Hickam Avenue and between Fort Apache Road and Campbell Road within Lone Mountain (description on file). RM/hw/jo (For possible action)

RELATED INFORMATION:

APN:
138-05-301-017

LAND USE PLAN:
LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 33 foot wide patent easement on the eastern portion of the subject site extending north to south along the property line, and another 33 foot wide patent easement on the south side of the site extending east to west along the property line. The plans also depict the vacation and abandonment of a 3 foot wide patent easement on the north side of the site, extending east to west along the property line. The applicant is proposing a 3 lot minor subdivision (MSM 21-600115) and indicates the patent easement is no longer needed as the properties surrounding the site are already developed and that the vacation and abandonment is needed for them to developed the site.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|------------------------------------|-----------------|----------------|
| ZC-0296-01 | Reclassified to R-E (RNP-I) zoning | Approved by BCC | September 2001 |

Surrounding Land Use

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

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

- 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: Lone Mountain - approval.

APPROVALS:

PROTESTS:

APPLICANT: BRETT VOGEL

CONTACT: BRETT VOGEL, 7801 W. ROSADA WAY, LAS VEGAS, NV 89149