

UPDATE

EASEMENTS
(TITLE 30)

CENTENNIAL PKWY/DAPPLE GRAY RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0332-ROARING 20'S LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Centennial Parkway and Regena Avenue and between Dapple Gray Road (alignment) and Campbell Road within Lone Mountain (description on file). RM/jvm/jo (For possible action)

RELATED INFORMATION:

APN:

125-29-101-003

LAND USE PLAN:

LONE MOUNTAIN - PUBLIC USE

BACKGROUND:

Project Description

This request is to vacate and abandon 33 foot wide patent easements on the east and west boundaries of the subject parcel. In addition, a 3 foot wide patent easement on the south property line is part of this request. The applicant indicates that the easements are no longer needed to develop the property.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0084-04	Place of worship	Approved by PC	February 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Undeveloped
West	City of Las Vegas	R-E	Place of worship

Related Applications

Application Number	Request
NZC-22-0331	A nonconforming zone change to reclassify 5.1 acres to R-1 zoning for a single family residential development is a companion item on this agenda.
TM-22-500110	Tentative map for 16 lots and common lots 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. This item will be forwarded to the Board of County Commissioners' meeting for final action on **September 21, 2022** at 9:00 a.m., unless otherwise announced.

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

- Right-of-way dedication to include 45 feet to the back of curb for Centennial Parkway and 30 feet for Regena Avenue;
- 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 the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Lone Mountain - denial.

APPROVALS:

PROTESTS: 1 card, 1 letter

PLANNING COMMISSION ACTION: August 2, 2022 – HELD – To 08/16/22 – per the applicant.

PLANNING COMMISSION ACTION: August 16, 2022 – HELD – To 09/06/22 – per the applicant.

APPLICANT: PINNACLE HOMES

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