

11/01/22 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

TROPICAL PKWY/JENSEN ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0507-FUNSTON, STEVEN L. SEPARATE PROPERTY TRUST & FUNSTON, STEVEN L. TRS:

VACATE AND ABANDON easements of interest to Clark County located between Jensen Street and Conquistador Street, and between Tropical Parkway and Bright Angel Way within Lone Mountain (description on file). RM/bb/syp (For possible action)

RELATED INFORMATION:

APN:

125-30-202-012

LAND USE PLAN:

LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

The applicant is requesting to vacate a 33 foot patent easement on the west side of APN 125-30-202-012 and will combine the lot with APN 125-30-202-028 for construction of a detached garage. The west property line will be eliminated with the recordation of a map which is combining the single family residential lot to the west with the subject undeveloped lot. Additionally, the CMU wall that is currently separating the 2 properties will be removed once this project is developed.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Mix of developed & undeveloped single family residential

Related Applications

Application Number	Request
MSM-22-600018	A minor subdivision map to combine parcels is currently in process.
UC-22-0520	An accessory building to exceed one-half the footprint of the principal building 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

- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Tropical Parkway improvement project;
- 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: SAM DUNNAM

CONTACT: SAM DUNNAM, 4050 S. DEAN MARTIN DR., LAS VEGAS, NV 89103