

EASEMENTS
(TITLE 30)

SR 159/NURSERY ST
(RED ROCK)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0125-RED ROCK HWY 159, LLC:

VACATE AND ABANDON easements of interest to Clark County located between SR 159 and Windmill Lane (alignment), and between Nursery Street (alignment) and Forester Street (alignment) within Red Rock (description on file). JJ/md/syp (For possible action)

RELATED INFORMATION:

APN:
175-16-501-001; 175-16-501-003

LAND USE PLAN:
NORTHWEST COUNTY (RED ROCK) - OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)

BACKGROUND:
Project Description

The plans depict the vacation and abandonment of 33 foot wide government patent easements located along the north, east, and west portions of the subject parcels. The patent easements are no longer necessary for right-of-way or utility purposes.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Open Lands	R-U	Undeveloped
South	Outlying Neighborhood (up to 0.5 du/ac)	H-2	Undeveloped
East & West	Open Lands	H-2	Undeveloped

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:

Comprehensive 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 30 feet for Windmill Lane and associated spandrels;
- 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: DEAN BRYAN

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