10/07/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-26-0521-KANG HYE KYONG:

VACATE AND ABANDON easements of interest to Clark County located between Ann Road and Stephen Avenue (alignment) and between Ruffian Road and Egan Crest Drive (alignment) within Lone Mountain (description on file). AB/jm/kh (For possible action)

RELATED INFORMATION:

APN:
126-36-501-014

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

BACKGROUND:
Project Description
The plans depict the vacation and abandonment of patent easements, which are no longer needed for the development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Zone change to establish the RNP-I Overlay within Lone Mountain	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Undeveloped
West	City of Las Vegas	R-E	Single-family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential

Related Applications

Application Number	Request
WS-26-0522	A waiver of development standards and design review for a single-family residential subdivision is a companion item on this agenda.
TM-26-500121	A tentative map for an 8 lot single-family subdivision 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 needed 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 within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review
- Comply with approved drainage study;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing
- No comment.

Fire Prevention Bureau
- No comment.

Clark County Water Reclamation District (CCWRD)
- No objection.

TAB/CAC: Lone Mountain - approval.
APPROVALS:
PROTESTS:

APPLICANT: TOLL NORTH LV, LLC
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