

07/06/21 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

DOLAN MARTIN RD/OHARE RD
(LOWER KYLE CANYON)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0252-SWITZER ROBERT & JESSICA:

VACATE AND ABANDON easements of interest to Clark County located between Kyle Canyon Road and OHare Road, and between Nicholson Street and Dolan Martin Road (alignment) within Lower Kyle Canyon (description on file). RM/bb/jd (For possible action)

RELATED INFORMATION:

APN:

126-03-801-003

LAND USE PLAN:

NORTHWEST COUNTY (LOWER KYLE CANYON) - RESIDENTIAL AGRICULTURE (UP TO 1 DU/AC)

BACKGROUND:

Project Description

The applicant is proposing to vacate the remaining 3 feet of patent easements along OHare Road, Dolan Martin Road, and Verde Way. A 33 foot patent easement will be vacated along the east property line. The applicant is dedicating 30 feet for right-of-way for OHare Road, Dolan Martin Road, and Verde Way.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Residential Agricultural (up to 1 du/ac)	R-U	Single family residential & 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 Comprehensive 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 30 feet for Verde Way, 30 feet for Dolan Martin Road, 30 feet for OHare Road, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements;
- 90 days to record required right-of-way dedications and any corresponding easements;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JESSICA SWITZER

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