

09/21/21 PC AGENDA SHEET

RIGHT-OF-WAY  
(TITLE 30)

CONOUGH LN/LA MADRE WAY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-21-400119 (VS-19-0355)-PARAGON EQUUS, LLC:**

**VACATE AND ABANDON FIRST EXTENSION OF TIME** for a portion of a right-of-way being La Madre Way located between Conough Lane and Buffalo Drive and a portion of Miller Lane located between La Madre Way (alignment) and Lone Mountain Road within Lone Mountain (description on file). RM/bb/jo (For possible action)

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RELATED INFORMATION:

**APN:**

125-33-707-004

**LAND USE PLAN:**

LONE MOUNTAIN - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

The previously approved plans depict the vacation and abandonment of portions of right-of-way being La Madre Way and Miller Lane that are no longer needed for right-of-way purposes. The right-of-way at the intersection of La Madre Way and Miller Lane was originally dedicated as a knuckle by the Conough Estates final map, document number 20070607-0002426, and has been determined to be unnecessary. The vacation will allow both La Madre Way and Miller Lane to consist of a 60 foot wide right-of-way that turns at an elbow in lieu of a knuckle.

Previous Conditions of Approval

Listed below are the approved conditions for VS-19-0355:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that 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

- Drainage study and compliance;

- Right-of-way dedication to include 30 feet for La Madre Way, 30 feet for Conough 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.

#### Applicant's Justification

The applicant is requesting an extension of time for the vacation of a part of Miller Lane and a portion of La Madre Way. The applicant is submitting this request to keep the original application active.

#### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-19-0355	Vacated and abandoned right-of-way for La Madre Way	Approved by PC	June 2019

#### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Horse riding/rental facility & single family residential
West	City of Las Vegas	R-E	Single family residential

#### **STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

#### **Analysis**

##### **Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. However, the applicant has made steady progress toward commencement of the project; therefore, staff has no objection to this request.

##### **Public Works - Development Review**

There have been no significant changes in this area. Staff has no objection to this extension of time.

**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**

- Until September 21, 2023 to record.
- 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; and that re-approval by the utility companies is required.

**Public Works - Development Review**

- Compliance with previous conditions.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:** Lone Mountain - approval.

**APPROVALS:**

**PROTEST:**

**APPLICANT:** MO SEEBECK

**CONTACT:** PETE LAAS, 7485 W. AZURE DRIVE, STE 226, LAS VEGAS, NV 89130