UPDATE
ANN RD/TEE PEE LN

EASEMENTS
(TITLE 30)

PUBLIC HEARING
APP. NUMBER/OWNER/DISCRIPION OF REQUEST
VS-18-0606-TEE PEE MANOR ESTATES, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Ann Road and La Mancha Avenue and between Tee Pee Lane and Park Street within Lone Mountain (description on file). LB/al/ja (For possible action)

RELATED INFORMATION:

APN:
125-30-806-009

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

BACKGROUND:
Project Description
The applicant proposes to develop the parcel as a single family residential development. The request is to vacate government patent easements that are 3 feet to 33 feet in width located along the west, south, and east boundaries of the parcel. The applicant indicates that these easements are not necessary for development in this area.

Prior Land Use Requests

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>MSM-18-600027</td>
<td>Minor subdivision map to subdivide the parcel into 2 lots</td>
<td>Reviewed by staff</td>
<td>March 2018</td>
</tr>
<tr>
<td>MSM-18-600028</td>
<td>Minor subdivision map to subdivide the northern half of the parcel into 4 lots</td>
<td>Reviewed by staff</td>
<td>March 2018</td>
</tr>
<tr>
<td>MSM-18-600029</td>
<td>Minor subdivision map to subdivide the southern half of the parcel into 4 lots</td>
<td>Reviewed by staff</td>
<td>March 2018</td>
</tr>
</tbody>
</table>

Surrounding Land Use

<table>
<thead>
<tr>
<th></th>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North, South, East &amp; West</td>
<td>Rural Neighborhood Preservation (up to 2 du/ac)</td>
<td>R-E (RNP-I)</td>
<td>Undeveloped parcels &amp; single family residences</td>
</tr>
</tbody>
</table>
Related Applications

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
</tr>
</thead>
<tbody>
<tr>
<td>WS-18-0605</td>
<td>A waiver of development standards to allow a single family residential development to have access from an arterial street (Ann Road) is a companion item on this agenda.</td>
</tr>
</tbody>
</table>

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 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 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
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Fire Prevention
- Applicant to show fire hydrant locations on-site and within 750 feet; that fire protection may be required for this facility; to contact Fire Prevention for further information at (702) 455-7316; and that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)
- No objection.
TAB/CAC: Lone Mountain - approval.
APPROVALS:
PROTESTS: 2 cards

PLANNING COMMISSION ACTION: September 18, 2018 – HELD – To 10/16/18 – per the applicant to hold a neighborhood meeting.

APPLICANT: TEE PEE MANOR ESTATES
CONTACT: LR NELSON CONSULTING ENGINEERS, 6765 W. RUSSELL RD, SUITE 200, LAS VEGAS, NV 89118