EASEMENTS

(FOR TAP GH APH/CENTEN  PKWY
(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-0761-13 – ROMAN CATHOLIC BISHOP OF LAS VEGAS:

VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Dapple Gray Road (alignment), and between Centennial Parkway and Regena Avenue within Lone Mountain (description on file). LB/jt/ml (For possible action)

RELATED INFORMATION:

APN:
125-29-101-062

LAND USE PLAN:
LONE MOUNTAIN – PUBLIC FACILITIES

BACKGROUND:

Project Description
The plan depicts the vacation and abandonment of government patent easements. This parcel was originally 2 separate parcels with 33 foot wide government patent easements around the perimeter of each parcel. Since the parcels were combined, the patent easements now run along the perimeter of the new parcel, and 2, thirty-three foot wide patent easements run north and south in the middle of the new parcel. According to the applicant, the vacation of the easements will allow for the full development of the parcel. When the property is developed, off-sites and utilities will be installed within the dedicated rights-of-way, and no utility company has a need for the existing patent easements.

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>WS-0546-08</td>
<td>Membrane structure for a place of worship - expired</td>
<td>Approved by the PC</td>
<td>July 2008</td>
</tr>
<tr>
<td>UC-0292-06</td>
<td>Place of worship – expired</td>
<td>Approved by PC</td>
<td>April 2006</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</td>
<td>Residential Suburban (up to 8 du/ac)</td>
<td>R-2</td>
<td>Single family subdivision</td>
</tr>
<tr>
<td>South</td>
<td>Rural Neighborhood Preservation (up to 2 du/ac)</td>
<td>R-E (RNP-I)</td>
<td>Undeveloped and single family houses</td>
</tr>
<tr>
<td>East</td>
<td>Public Facilities</td>
<td>R-E</td>
<td>Undeveloped</td>
</tr>
<tr>
<td>Planned Land Use Category</td>
<td>Zoning District</td>
<td>Existing Land Use</td>
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<td></td>
</tr>
<tr>
<td>West</td>
<td>Rural Neighborhood Preservation &amp; Residential Low</td>
<td>R-E</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(up to 2 du/ac) &amp; Residential Low (up to 3 du/ac)</td>
<td>Congregate care facility</td>
<td></td>
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</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 Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**
- Satisfy utility companies' requirements.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; 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 45 feet to back of curb for Centennial Parkway, 45 feet to back of curb for Fort Apache Road, 30 feet for Dapple Gray Road, 30 feet for Regena Avenue and all associated spandrels;
- 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)**
- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any patent vacation requests the applicant is advised to inquire with the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant’s parcel.

**TAB/CAC:**
**APPROVALS:**
**PROTESTS:**
APPLICANT:  Roman Catholic Bishop of Las Vegas
CONTACT:  Ernest Freggiaro, P.E., 4588 Coachman Circle, Las Vegas, NV 89119