



Lower Kyle Canyon Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N Durango Drive

Las Vegas, NV 89129

June 29, 2021

5:30 pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/FDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Secretary Name at Secretary's Phone Number.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - If there are additional locations where supporting materials are available, insert them here. If not, delete this bullet.
 - Supporting material is/will be available on the County's website at specific Board/Council website.

Board/Council Members: Eric Wells, Chairperson
Heidi Unger, Vice Chairperson
Susan Davis
Candi Skehan
Stephen Hagstette, Jr

Secretary: Dawn vonMendenhall, 702-289-0196,
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central
Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Jennifer Damico, 702-219-0374, Jennifer.Damico@clarkcounty.nv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central
Parkway, 6th Floor, Las Vegas, Nevada 89155

- I. Call to Order, Pledge of Allegiance, Roll Call, and County Staff Introductions
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and

please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for April 27, 2021. (For possible action)
- IV. Approval of the Agenda for June 29, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Updates from Commissioner Miller's office – County Liaison will provide information on recent citizen concerns, zoning applications, annexation and inter-local updates with the City of Las Vegas and other issues impacting residents in the Lower Kyle Canyon area (for discussion only)
- VI. Planning and Zoning

07/06/21 PC

- 1. **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 within Lower Kyle Canyon (description on file). RM/bb/jd (For possible action)

- VII. General Business
None

- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- IX. Next Meeting Date: July 27, 2021.

- X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Mountain Crest Neighborhood Services Center, 4701 N Durango Drive, Las Vegas, NV 89129
<https://notice.nv.gov>



Lower Kyle Canyon Citizens Advisory Council

April 27, 2021

MINUTES

Board Members: Eric Wells
Candi Skehan
Heidi Unger
Susan Davis

Secretary: Dawn vonMendenhall, clarkcountycac@hotmail.com

Town Liaison: Jennifer Damico, Jennifer.Damico@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
The meeting was called to order at 6:00 p.m.
- II. Public Comment
None
- III. Approval of Minutes for February 23, 2021
Moved by: Susan
Action: Approved subject minutes as recommended
Vote: 4-0/ Unanimous
- IV. Approval of Agenda for April 27, 2021
Moved by: Heidi
Action: Approved agenda as recommended
Vote: 4-0/Unanimous
- V. Informational Items
None

VI. Planning & Zoning

1. **VS-21-0133-PRUITT, MATTHEW MCLANE & SABRINA: VACATE AND ABANDON** easements of interest to Clark County located between Horse Drive and Brent Lane, and between Cardenas Way and Moss Way within Lower Kyle Canyon. RM/rk/jd (For possible action) 05/18 PC

Action: APPROVED as submitted, subject to staff conditions

Moved By: SUSAN

Vote: 4/0

General Business

- 1 Discussed the current phase of the Transform Clark County Master Plan & Development Code rewrite process, focusing on the draft Area-Specific Policies and consolidated Land Use Categories. Clark County is seeking assistance from Town Advisory Boards (TABs) and Citizen Advisory Councils (CACs), and community-members in different parts of the County to help review and provide input on the portions of the draft materials that pertain to their Planning Areas and local communities.

VIII. Public Comment
None

IX. Next Meeting Date
The next regular meeting will be May 11, 2021.

X. Adjournment
The meeting was adjourned at 6:19 p.m.

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, East,	Residential Agricultural (up to 1 du/ac)	R-U	Single Family Residential
West, South	Residential Agricultural (up to 1 du/ac)	R-U	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

CONTACT: TRITON CONSTRUCTION, 2500 CHANDLER AVENUE, SUITE 13, LAS VEGAS, NV 88912



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>VS-21-0252</u> DATE FILED: <u>5-12-2021</u>
		PLANNER ASSIGNED: <u>R8X</u> TAB/CAC: <u>Lower Kyle Canyon</u> TAB/CAC DATE: <u>6-29-2021</u> PC MEETING DATE: <u>7-6-2021 7pm.</u> <u>6:00 pm</u> BCC MEETING DATE: _____ FEE: <u>\$575</u>

PROPERTY OWNER	NAME: <u>Jessica and Robert Switzer</u>
	ADDRESS: <u>26 Village Drive</u>
	CITY: <u>Lumberton</u> STATE: <u>NJ</u> ZIP: <u>08048</u>
	TELEPHONE: <u>(316) 393-6711</u> CELL: <u>(316) 393-6711</u>
	E-MAIL: <u>jlswitzer05@gmail.com</u>

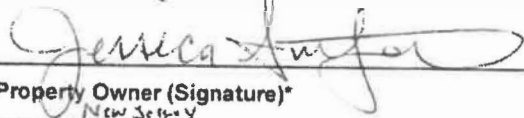
APPLICANT	NAME: <u>Jessica Switzer</u>
	ADDRESS: <u>26 Village Drive</u>
	CITY: <u>Lumberton</u> STATE: <u>NJ</u> ZIP: <u>08048</u>
	TELEPHONE: <u>(316) 393-6711</u> CELL: <u>(316) 393-6711</u>
	E-MAIL: <u>jlswitzer05@gmail.com</u> REF CONTACT ID #: _____

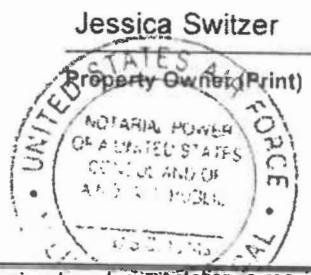
CORRESPONDENT	NAME: <u>Rhonda Morgan-Triton Construction</u>
	ADDRESS: <u>2500 Chandler Avenue, Suite 13</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u>
	TELEPHONE: <u>(702) 331-1936</u> CELL: <u>(702) 328-1800</u>
	E-MAIL: <u>rhonda@tritonconst.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 126-03-801-003

PROPERTY ADDRESS and/or CROSS STREETS: 11875 Ohare Road, Las Vegas Nevada

I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted.


 Property Owner (Signature)*
 STATE OF New Jersey
 COUNTY OF Burlington
 SUBSCRIBED AND SWORN BEFORE ME ON 8 April 2021 (DATE)
 By Jessica G. Switzer
 NOTARY PUBLIC: [Signature]
BRUCE M HAMILTON & SONS LLP



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



April 8, 2021

Department of Comprehensive Planning

Re: Justification for Application of Vacation of Patent Easement #1211953-APN 126-03-801-003

To whom it may concern.

As the correspondent for Mrs. Jessica Switzer; applicant of the request of vacation of the patent easement noted above; we respectfully request the 33' patent easement vacation along all boundaries as indicated on the Exhibit A and Exhibit B included with the application of Vacation of Patent Easement. The East side adjacent property to this property is developed with an existing home. The North side boundary is anticipated to be a 30' dedication for roadways and therefore we ask for the 3' remainder partial portion. The South, and West boundaries are vacant undisturbed rural land.

Sincerely,

Rhonda Morgan
Managing Member
Triton Construction
702.328.1800

VS-21-0252
PLANNER
COPY

2500 Chandler Avenue, Suite 13
Las Vegas, Nevada 89120
702.331.1936
tritonconst.com
NSCL # 0053565, Limit \$ 5,000,000