

EASEMENTS
(TITLE 30)

WINDMILL LN/CIMARRON RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0422-VENTO GAIL ETAL & GAGLIARDI LIVING TRUST:

VACATE AND ABANDON easements of interest to Clark County located between Windmill Lane and Camero Avenue, and between Cimarron Road and Warbonnet Way within Enterprise (description on file). JJ/rr/syp (For possible action)

RELATED INFORMATION:

APN:

176-16-501-002

LAND USE PLAN:

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of existing government patent easements. The applicant states that these easements are no longer needed for road and/or utility or other purposes. The specific request is to abandon the 33 foot wide patent easements located along the east, south, and west boundaries of APN 176-16-501-002. The abandonment of these easements will facilitate the development of a proposed 36 lot single family detached home subdivision on the subject property.

Prior Land Use Requests

Application Number	Request	Action	Date
MP-0466-02	Major Project for neighborhood plan on 3,125 acres	Approved by BCC	August 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	R-E	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-1)	Undeveloped & single family residential
East	Neighborhood Commercial	R-2	Single family residential
West	Neighborhood Commercial	R-E	Undeveloped

The site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
ZC-23-0421	A zone change from R-E to R-2 zoning for a single family residential subdivision is a companion item on this agenda.
TM-23-500088	A tentative map for 36 single family lots and 4 common elements is a companion item on this agenda.

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Comprehensive 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 45 feet to the back of curb for Windmill Lane;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: TOLL SOUTH LV, LLC

CONTACT: TOLL SOUTH LV LLC, 1140 N. TOWN CENTER DRIVE, SUITE 280, LAS VEGAS, NV 89144