

05/21/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-24-0122-DIAMOND WINDMILL, LLC:**

**VACATE AND ABANDON** a portion of right-of-way being Giles pie Street located between Windmill Lane and Shelbourne Avenue within Enterprise (description on file). MN/rg/ng (For possible action)

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RELATED INFORMATION:

**APN:**

177-16-102-043

**LAND USE PLAN:**

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

This is a request to vacate and abandon a 5 foot wide portion of Giles pie Street along the eastern portion of APN 177-16-102-043. According to the applicant, this will allow for a detached sidewalk for a proposed commercial development.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-23-0625	Reclassified the site from C-P to C-1 zoning	Approved by BCC	November 2023
UC-22-0312	Increased the maximum combined area of all manager units and waivers for reduced setbacks, reduced landscaping, and alternative driveway geometrics, and design review for an office complex with non-residential design and lighting	Approved by PC	August 2022
WS-19-0314	Reduced driveway separation, throat depth, setbacks, and parking for an office facility	Approved by PC	August 2019
WS-0229-09	Alternative design standards for an office building on a portion of the site	Withdrawn by BCC	May 2009
ZC-1662-05	Reclassified the site from R-E to C-P zoning with a design review for an office building and waivers to reduce setbacks and parking	Approved by BCC	January 2006

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Neighborhood Commercial	RS20	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single family residential
East	Neighborhood Commercial	CP	Undeveloped
West	Neighborhood Commercial	RS20	Single family residential

**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 right-of-way for detached sidewalks.

**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 within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**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.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No objection.

**TAB/CAC:** Enterprise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PETERSEN MANAGEMENT, LLC

**CONTACT:** VTN NEVADA, 2727 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146