

05/05/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-26-0152-SOURLA-SEARLES, CHRYSOULA A.:**

**VACATE AND ABANDON** easements of interest to Clark County located between Nursery Street and Hickey Drive and between Windmill Lane (alignment) and State Route 159; and a portion of right-of-way being Windmill Lane (alignment) located between Nursery Street and Hickey Drive within Red Rock (description on file). JJ/jl/kh (For possible action)

RELATED INFORMATION:

**APN:**

175-16-501-005; 175-16-501-008; 175-16-501-009; 175-16-501-014; 175-16-501-018

**LAND USE PLAN:**

NORTHWEST COUNTY (RED ROCK) - OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC) & OPEN LANDS

**BACKGROUND:**

**Project Description**

The applicant requests the vacation and abandonment of a portion of the Windmill Lane right-of-way and easements that are no longer necessary for the development of the site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-25-0196	Zone change from H-2 to RS80, PF, CG, and OS zoning	Approved by BCC	May 2025
VS-0098-13	Vacation and abandonment easements and right-of-way - expired	Approved by BCC	June 2013
UC-1174-06	Use permit and design review for a communication tower	Approved by PC	October 2006
VC-0761-97	Variances for a single-family residence	Approved by PC	June 1997

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	RS80 (RRO)	Gravel pit
South	Open Lands, Outlying Neighborhood (up to 0.5 du/ac), & Corridor Mixed-Use	H-2, RS80, & OS (RRO)	Single-family residential & undeveloped

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Open Lands (up to 0.5 du/ac) & Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (RRO)	Undeveloped
West	Open Lands, Outlying Neighborhood (up to 0.5 du/ac), & Corridor Mixed-Use	OS & H-2 (RRO)	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 and right-of-way that are not needed 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 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

- Drainage study and compliance;
- Right-of-way dedication to include a cul-de-sac at the northeast corner for Hickey Drive;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

#### Building Department - Addressing

- Address 12835 W Windmill Ln assigned to parcel 175-16-501-005 shall process an address change application upon recordation of the street vacation.

**Fire Prevention Bureau**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MARK JONES

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