

02/17/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0886-COUNTY OF CLARK(AVIATION):

VACATE AND ABANDON a portion of right-of-way being Windmill Lane located between Cimarron Road and Gagnier Boulevard within Enterprise (description on file). JJ/hw/cv (For possible action)

RELATED INFORMATION:

APN:

176-16-101-007

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 5 foot wide portion of the Windmill Lane right-of-way. This vacation is being proposed to accommodate the installation of detached sidewalks in conjunction with a proposed single-family residential development.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|--------------|
| ZC-1026-05 | A zone change to reclassify the site from R-E to R-E (RNP-I) | Approved by BCC | October 2005 |
| MPC-0466-02 | Neighborhood Plan for north of Blue Diamond Road area in conjunction with a mixed-use comprehensive planned community - expired | Approved by BCC | August 2002 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------|---|---------------------------|---|
| North | Neighborhood Commercial & Public Use | RS3.3 & PF | Single-family residential & James Regional Soccer Complex |
| South | Ranch Estate Neighborhood (up to 2 du/ac) | RS20 (NPO-RNP) | Single-family residential |
| East | Neighborhood Commercial | CG | Undeveloped |
| West | Ranch Estate Neighborhood (up to 2 du/ac) | RS20 (NPO-RNP) | Single-family residential & agricultural uses |

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

Related Applications

| Application Number | Request |
|--------------------|--|
| PA-25-700058 | A plan amendment from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda. |
| ZC-25-0887 | A zone change from RS20 to RS3.3 and to remove the Neighborhood Protection (RNP) Overlay is a companion item on this agenda. |
| WS-25-0888 | A waiver of development standards and design review for a single-family residential development is a companion item on this agenda. |
| TM-25-500216 | A tentative map for a 57 lot single-family residential subdivision 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 right-of-way for detached sidewalks.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 18, 2026 at 9:00 a.m., unless otherwise announced.

If this request is adopted, 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 4 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 25 feet to the back of curb and portion of the cul-de-sac for Mistral Avenue;

- The installation of detached sidewalks will require dedication to back of curb, this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Applicant is advised that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: LENNAR

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