

05/06/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0168-LOBEL TRUST & LOBEL STUART D. & MARY TRS:

VACATE AND ABANDON easements of interest to Clark County located between Bermuda Road and Fairfield Avenue, and Windmill Lane and Mesa Verde Lane; a portion of right-of-way being Bermuda Road located between Windmill Lane and Mesa Verde Lane; and a portion of right-of-way being Windmill Lane located between Bermuda Road and Fairfield Avenue within Enterprise (description on file). MN/bb/kh (For possible action)

RELATED INFORMATION:

APN:

177-09-804-010; 177-09-804-011

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The applicant is requesting to vacate patent easements within the subject site and 5 foot wide portions of rights-of-way along Windmill Lane and Bermuda Road to accommodate detached sidewalks for the development of a gas station, retail, and restaurant.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
South	Public Use	RS20	Undeveloped
East	Neighborhood Commercial	RS20	Undeveloped
West	Neighborhood Commercial	CP	Office complex

Related Applications

Application Number	Request
ZC-26-0166	A zone change from RS20 to CG is a companion item on this agenda.
UC-26-0167	A use permit, waivers of development standards, and design reviews for a gas station, retail, and restaurant with drive-thru 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 needed for site, drainage, or roadway development and 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

- Drainage study and compliance;
- Right-of-way dedication to include a 54 foot property line radius on the southeast portion of the site at the Windmill Lane and Bermuda Road intersection;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Windmill Lane improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- 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 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: LUIS FLORES PAZ

CONTACT: LUIS FLORES PAZ, 10438 SKY GATE STREET, LAS VEGAS, NV 89178