

02/03/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0850-TURNBULL, LLC:

VACATE AND ABANDON an easement of interest to Clark County located between Armed Forces Street and Gasline Road, and Gaviland Street and Check Ride Avenue within Searchlight (description on file). MN/nai/kh (For possible action)

RELATED INFORMATION:

APN:

250-02-710-055, 250-02-710-056, 250-02-710-058 and 250-02-710-059

LAND USE PLAN:

SOUTH COUNTY (SEARCHLIGHT) - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon an existing public drainage easement which is no longer needed.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|-------------------------------|--|-----------------|-------------|
| TM-500046-09 | Tentative map of 32 single-family residential lots with common elements and industrial subdivision | Approved by PC | July 2009 |
| ET-400104-09 (WS-0316-07) | First extension of time for industrial properties to access local residential streets | Approved by PC | June 2009 |
| ET-400016-08 (NZC-1776-04) | First extension of time for zone change, waiver of development standard, and design review to allow aircraft hangars in conjunction with an industrial subdivision | Approved by BCC | March 2008 |
| WS-0316-07 | Waiver of development standard for industrial properties to access local residential streets | Approved by PC | May 2007 |
| ET-400082-07 (VS-0582-05) | First extension of time for vacating of road easement | Approved by PC | May 2007 |
| TM-500092-07 | Tentative map of 32 single-family residential lots with common elements and industrial subdivision - expired | Approved by PC | May 2007 |
| VS-0582-05 | Vacation and abandonment of road easement | Approved by PC | June 2005 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|--|-----------------|---------------|
| NZC-1776-04 | Zone change, waiver of development standard, and design review to allow aircraft hangars in conjunction with an industrial subdivision | Approved by BCC | February 2005 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------|---|----------------------------------|---|
| North | Business Employment | RS80 | Bureau of Land Management & Searchlight Airpark |
| South | Business Employment | RS80 | Bureau of Land Management |
| East | Business Employment | RS80 | Searchlight Airpark |
| West | Ranch Estate Neighborhood (up to 2 du/ac) | RS20 & IP | Single-family subdivision |

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 a drainage easement that is 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;
- 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: Searchlight - approval.

APPROVALS:

PROTESTS:

APPLICANT: TURNBULL, LLC

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