

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

CONTACT: G. C. GARCIA, INC., 1055 WHITNEY RANCH DRIVE, SUITE 210, HENDERSON, NV 89014