

06/21/23 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

WINDMILL LN/PLACID ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0208-WINDMILL & PLACID, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Placid Street and Fairfield Avenue, and between Windmill Lane and Santoli Avenue (alignment) within Enterprise (description on file). MN/md/syp (For possible action)

RELATED INFORMATION:

APN:

177-09-810-001

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 33 foot wide government patent easements located along the north and central portions of the project site. The patent easements are no longer necessary for right-of-way or utility purposes. The vacation of the easements are necessary to facilitate the development of the project site.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0011-17	Appealed the administrative denial of an off-site improvement bond extension of time in conjunction with a previously approved office complex	Denied by BCC	May 2017
ADET-0856-16	Twelfth extension of time for off-site bond	Denied by ZA	April 2016
ADET-0397-09	First extension of time for off-site bond	Approved by ZA	April 2009
VS-0163-06	Vacated and abandoned driveway easements - recorded	Approved by PC	April 2006
TM-0378-05	1 lot commercial subdivision - expired	Approved by PC	November 2006
WS-1940-05	Reduced parking and design review for an office complex - expired	Approved by BCC	January 2006

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0135-04	Reclassified subject property from R-E to CRT zoning	Approved by BCC	April 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
West	Neighborhood Commercial	R-E	Single family residential & undeveloped
South	Neighborhood Commercial	CRT & R-E	Place of worship & undeveloped
East	Neighborhood Commercial	CRT	Office complex

Related Applications

Application Number	Request
ZC-23-0207	A conforming zone change to C-1 zoning, use permits, waivers of development standards and a design review 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 necessary 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 that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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 that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WINDMILL AND PLACID, LLC

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