

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0929-BISMI SERIES HOLDINGS, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Windmill Lane and Rancho Mesa Avenue and between Rancho Destino Road and Gilespie Street and a portion of right-of-way being Rancho Destino Road located between Windmill Road and Rancho Mesa Avenue within Enterprise (description on file). MN/jor/syp (For possible action)

RELATED INFORMATION:

APN:

177-16-102-004; 177-16-102-005

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:**Project Description**

The site plan depicts existing 33 foot wide government patent easements along the south property lines of parcels 177-16-102-004 and 177-16-102-005, and the east property line of parcel 177-16-102-005. The applicant is also vacating a portion of right-of-way being Rancho Destino Road in order to accommodate detached sidewalks. These easements and portion of right-of-way are no longer necessary for development.

Surrounding Land Use

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

Related Applications

Application Number	Request
ZC-23-0928	A zone change to reclassify 2 acres from R-E to C-1 zoning, with a use permit for a mini-warehouse establishment, waivers to increase the retaining wall height, and reduce throat depth, and a design review for finished grade and for the overall development 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; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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.
- Applicant is advised that 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.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway

obstructions; to show fire hydrant locations on-site and within 750 feet; that fire/emergency access must comply with the Fire Code as amended; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316;

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval (add Public Works condition; provide a detached sidewalk along Windmill Lane).

APPROVALS: 2 cards

PROTESTS: 6 cards, 2 letters

COUNTY COMMISSION ACTION: February 21, 2024 – HELD – To 03/06/24 – per the applicant.

COUNTY COMMISSION ACTION: March 6, 2024 – HELD – To 03/20/24 – per the applicant.

APPLICANT: CARROLL DESIGN COLLABORATIVE

CONTACT: ZENITH ENGINEERING, 1980 FESTIVAL PLAZA DRIVE #450, LAS VEGAS, NV 89135