

## PUBLIC HEARING

## APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-24-0672-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:**

**AMENDED HOLDOVER VACATE AND ABANDON** easements of interest to Clark County located between Haven Street and Rancho Destino Road and between Windmill Lane and Santoli Avenue (alignment); a portion of right-of-way being Rancho Destino Road located between Windmill Lane and Santoli Avenue (alignment); a portion of right-of-way being Haven Street located between Windmill Lane and Santoli Avenue (alignment); and a portion of right-of-way being Windmill Lane located between Haven Street and Rancho Destino Road (previously not notified) within Enterprise (description on file). MN/sd/kh (For possible action)

## RELATED INFORMATION:

**APN:**

177-09-403-023; 177-09-403-026 through 177-09-403-029

**LAND USE PLAN:**

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:****Project Description**

The plans depict the vacation and abandonment of 3 foot wide to 33 foot wide patent easements on portions of the subject parcels. In addition, the plans also depict the vacation of 5 feet of right-of-way for Haven Street, Rancho Destino Road, **and Windmill Lane**. The applicant states these easements are no longer needed for the development of the property and the vacation of right-of-way will allow for the installation of detached sidewalks.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-0756-01 (ET-0218-04)	First extension of time for a zone change to CRT to convert existing residences into office buildings and constructed additional commercial buildings	Approved by BCC	August 2004
ZC-0756-01	Reclassified the site to CRT zoning to convert existing residences into office buildings and constructed additional commercial buildings	Approved by BCC	September 2001

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Ranch Estate Neighborhood (up to 2 du ac)	RS20 (NPO-RNP)	Single-family residential & undeveloped
South	Neighborhood Commercial	RS20	Single-family residential
East	Neighborhood Commercial	CP	Undeveloped
West	Neighborhood Commercial	CP	Single-family residential

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-24-0673	Commercial development with waivers of development standards for landscaping, parking, residential adjacency, and an attached sidewalk is a companion item on this agenda.
ZC-24-0671	A zone change from CP to CG is a companion item on this agenda.
TM-24-500146	A tentative map for a commercial subdivision 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 4 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**

- 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 Duck Creek/Blue Diamond, Bermuda to Las Vegas Boulevard improvement project. 90 days to record said separate document for the Duck Creek/Blue Diamond, Bermuda to Las Vegas Boulevard improvement project;
- 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.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC: Enterprise - approval.**

**APPROVALS:**

**PROTESTS: 1 card**

**COUNTY COMMISSION ACTION:** January 8, 2025 – HELD – To 01/22/25 – per the applicant.

**COUNTY COMMISSION ACTION:** January 22, 2025 – HELD – To 03/05/25 – per the applicant.

**COUNTY COMMISSION ACTION:** March 5, 2025 – HELD – To 04/16/25 – per the applicant.

**APPLICANT:** PHILLIP REGESKI

**CONTACT:** PHILLIP REGESKI, CHEYENNE, 1740 DELL RANGE BOULEVARD, SUITE H-454, CHEYENNE, WY 82009