

10/05/21 PC AGENDA SHEET

EASEMENT  
(TITLE 29)

STONEWATER LN/GOETT GOLF DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-21-0417-OLYMPIA COMPANIES, LLC:**

**VACATE AND ABANDON** an easement of interest to Clark County located between Stonewater Lane and Highlander Golf Lane, and between Goett Golf Drive and Oxwood Street (alignment) within Enterprise (description on file). JJ/rk/jo (For possible action)

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RELATED INFORMATION:

**APN:**

191-06-518-005; 191-06-518-007

**LAND USE PLAN:**

ENTERPRISE - MAJOR DEVELOPMENT PROJECT (SOUTHERN HIGHLANDS) –  
COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of a public drainage easement. The drainage easement is approximately 20 feet wide and is located along the east portion of the future development. The applicant indicates this easement is no longer necessary for the proposed development or surrounding area as private and public streets will be constructed to provide proper drainage for the development.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-20-0603	Zone change to R-3 zoning for an attached single family residential subdivision	Withdrawn by PC	June 2021
VS-20-0604	Vacation and abandonment of a public drainage easement	Withdrawn by PC	June 2021
TM-20-500203	79 single family residential lots on 5.4 acres	Withdrawn by PC	June 2021
TM-0034-05	1 lot commercial subdivision on 6.1 acres	Approved by PC	February 2005
ZC-0973-03	Reclassified this site and the areas east of this site to C-2 zoning for an office building	Approved by BCC	September 2003

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Major Development Project (Southern Highlands) - Residential Medium (2 to 14 du/ac)	R-2	Single family residential
South & West	Major Development Project (Southern Highlands) - Public Facilities	P-F	Open space park & drainage basin
East	Residential Suburban (up to 8 du/ac)	R-2	Single family residential

### **Related Applications**

<b>Application Number</b>	<b>Request</b>
NZC-21-0416	A nonconforming zone change to reclassify this site to R-2 zoning for a single family residential subdivision is a companion item on this agenda.
TM-21-500126	A tentative map consisting of 36 single family residential lots on 5.4 acres 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 29.

### **Analysis**

#### **Public Works - Development Review**

Staff has no objection to the vacation of a drainage easement that is not necessary for site drainage.

### **Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 3, 2021 at 9:00 a.m., unless otherwise announced.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 29, and/or the Nevada Revised Statutes.

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that the Southern Highlands Development Agreement is set to expire on March 2, 2024; 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**

- 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.

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

- No objection.

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

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** OLYMPIA COMPANIES, LLC

**CONTACT:** WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVE, STE 100, LAS VEGAS, NV 89118