

11/01/22 PC AGENDA SHEET

EASEMENTS  
(TITLE 30)

WINDMILL LN/SPENCER ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-22-0516-SIERRA GROUP HOLDINGS, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Windmill Lane and Horizon Sunset Drive (alignment), and between Spencer Street and Wishing Well Road (alignment) within Paradise (description on file). MN/jgh/syp (For possible action)

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RELATED INFORMATION:

**APN:**

177-14-501-001

**LAND USE PLAN:**

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

The subject parcel, within Paradise, is located on Windmill Lane, 660 feet east of Spencer Street. The applicant indicates this request will facilitate future development on the site. This application proposes to vacate government patent easements and driveway easements. The 33 foot wide patent easements lie along the southern, western, and eastern property lines of the 1.1 acre parcel. The driveway easement being vacated is on the north side of the parcel along Windmill Lane.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-0901-07	Reclassified 1.1 acres from R-E to C-P zoning - approved as CRT	Approved by BCC	September 2007
ZC-0258-98	Reclassified 1.1 acres from R-1 to C-P zoning	Denied by BCC	March 1998
ZC-0588-97	Reclassified 1.1 acres from R-E to C-P zoning	Denied by BCC	June 1997

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
South & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
East	Neighborhood Commercial	CRT	Office

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-22-0517	A waiver of development standards for architectural compatibility, reduced setbacks, throat depth, and parking lot landscaping for an office 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 and driveway 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:****Current 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**

- Grant new easements as required;
- 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:** Paradise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** EDGAR MONTALVO

**CONTACT:** EDGAR MONTALVO, 2209 TOSCA STREET #8-101, LAS VEGAS, NV  
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