EASEMENTS WINDMILL LN/HAVE ST
(TITLE 30)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-0216-13 – GREAT WESTERN BANK:**

**VACATE AND ABANDON** easements of interest to Clark County located between Windmill Lane and Shelbourne Avenue, and between Haven Street and Gilespie Street (alignment) in an R-E (Rural Estates Residential) Zone and an R-E (Rural Estates Residential) (RNP-I) Zone within Enterprise (description on file). SS/gc/ml (For possible action)

**RELATED INFORMATION:**

**APN:**
177-16-102-003, 008, 010 thru 012, 016, 017, & 034

**LAND USE PLAN:**
ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC) & OFFICE PROFESSIONAL

**BACKGROUND:**

**Project Description**
The plans depict the vacation and abandonment of 3 to 33 foot wide government patent easements located on various parcels within a proposed single family residential development. The applicant states that the vacations will not negatively impact access to the area or any utility requirements.

**Prior Land Use Requests**

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>UC-0602-09</td>
<td>Temporary outdoor commercial event (Legends Ranch) to exceed daytime hours and reduce the separation from a residential development – expired</td>
<td>Approved by BCC</td>
<td>November 2009</td>
</tr>
<tr>
<td>TM-0166-07</td>
<td>30 single family residential lots on 16.9 acres – expired</td>
<td>Approved by BCC</td>
<td>December 2007</td>
</tr>
<tr>
<td>WS-0637-07</td>
<td>Waive off-site improvements and reduce lot size – expired</td>
<td>Approved by BCC</td>
<td>December 2007</td>
</tr>
<tr>
<td>VS-0636-07</td>
<td>Vacate government patent easements and portions of right-of-way being Rancho Destino Road</td>
<td>Denied by BCC</td>
<td>December 2007</td>
</tr>
<tr>
<td>ZC-1026-05</td>
<td>Established the RNP-I zoning overlay in the Enterprise area</td>
<td>Approved by BCC</td>
<td>October 2005</td>
</tr>
</tbody>
</table>
### Application Number

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<tbody>
<tr>
<td>TM-0089-01</td>
<td>30 lot single family residential planned unit development – expired</td>
<td>Approved by PC</td>
<td>April 2001</td>
</tr>
<tr>
<td>UC-0305-01</td>
<td>30 lot single family residential planned unit development – expired</td>
<td>Approved by PC</td>
<td>April 2001</td>
</tr>
</tbody>
</table>

#### Surrounding Land Use

<table>
<thead>
<tr>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Office Professional</td>
<td>R-E, CRT, &amp; C-P</td>
</tr>
<tr>
<td>South, East, &amp; West</td>
<td>Rural Neighborhood Preservation (up to 2 du/ac)</td>
<td>R-E (RNP-I)</td>
</tr>
</tbody>
</table>

#### Related Applications

<table>
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<tr>
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<th>Request</th>
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<tr>
<td>TM-0055-13</td>
<td>A request for 17 single family residential lots is a companion item on this agenda.</td>
</tr>
</tbody>
</table>

### 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 vacating easements that are not needed for road or drainage purposes.

**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 Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

### PRELIMINARY STAFF CONDITIONS:

#### Current Planning
- Satisfy utility companies' requirements.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; 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;
• Full off-site improvements on Windmill Lane and Rancho Destino Road adjacent to parcel 177-16-102-003;
• Right-of-way dedication to include 30 and 60 feet for Rancho Destino Road;
• This tentative map is contingent upon the recording of MSM-0036-13;
• 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:
APPROVALS:
PROTESTS:

APPLICANT: DR Horton
CONTACT: Jody M. Mudano, Taney Engineering, 6030 S. Jones Boulevard, Suite 100, Las Vegas, NV 89118