

09/03/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0448-FOREST HILL FAMILY TRUST & SADRI FRED TRS:

VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Eldorado Lane, and Buffalo Drive and Pioneer Way; a portion of a right-of-way being Warm Springs Road located between Buffalo Drive and Pioneer Way; and a portion of right-of-way being Pioneer Way located between Warm Springs Road and Eldorado Lane within Enterprise (description on file). MN/md/kh (For possible action)

RELATED INFORMATION:

APN:

176-10-101-004; 176-10-101-005

LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of right-of-way, measuring 5 feet in width, along Warm Springs Road and Pioneer Way. The vacation is necessary to accommodate the required detached sidewalks. The plans also depict the vacation and abandonment of government patent easements measuring between 8 feet to 33 feet in width. The patent easements are no longer needed for roadway or utility purposes and the vacation is necessary to facilitate the development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0567-13	Nonconforming zone change from C-2 to R-2 - expired	Approved by BCC	December 2013
NZC-1839-03 (ET-0065-07)	First extension of time to reclassify the site from R-E to C-2 subject to removing the time limit	Approved by BCC	April 2007
NZC-1839-03	Reclassified the site from R-E to C-2 for a shopping center	Approved by BCC	April 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Compact Neighborhood (up to 18 du/ac)	RM18	Single-family residential

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
ZC-25-0447	A zone change from CG to RS2 is a companion item on this agenda.
WS-25-0449	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.
TM-25-500108	A tentative map for a 43 lot single-family residential 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 a patent easement that is 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

- Drainage study and compliance;
- 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval (add a 5 foot easement for landscaping behind the sidewalk on all lots along Pioneer Way).

APPROVALS:

PROTESTS:

APPLICANT: FRED SADRI

CONTACT: TANEY ENGINEERING INC., 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89147