

07/08/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0298-REISS RONALD TRS:

VACATE AND ABANDON easements of interest to Clark County located between the I-15 and Las Vegas Boulevard South, and Neal Avenue (alignment) and Bruner Avenue, portions of a right-of-way being Parvin Street located between Neal Avenue (alignment) and Bruner Avenue, a portion of a right-of-way being Rivero Street located between Neal Avenue (alignment) and Bruner Avenue, and portions of right-of-way being Jonathan Drive located between the I-15 and Las Vegas Boulevard South within Enterprise (description on file). MN/mh/kh (For possible action)

RELATED INFORMATION:

APN:

191-05-701-011; 191-05-701-014; 191-05-801-001 through 191-05-801-005; 191-05-801-011

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The vacation of abandonment of the rights-of-way is necessary to accommodate detached sidewalks for the proposed single-family residential development. The applicant states that the easements are no longer necessary for roadway access or utility installation, and will be vacated to facilitate the development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1591-02	Use permit for an off-premises advertising sign	Approved by BCC	January 2003
VS-1696-96	Vacation and abandonment easements	Approved by PC	November 1996
UC-1134-96	Use permit for off-premises advertising signs	Approved by BCC	August 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	RM32	Undeveloped
South	Entertainment Mixed-Use & Open Lands	RM32 & RS20	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Entertainment Mixed-Use	RS20, H-2, & CG	Single-family residential, undeveloped, & retail complex
*West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	C-2	Interstate 15 & shopping center

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

Related Applications

Application Number	Request
ZC-26-0295	A zone change from H-2 and RS20 to RM18 is a companion item on this agenda.
PUD-26-0296	A planned unit development for a single-family attached residential development is a companion item on this agenda.
WS-26-0297	A waiver of development standards for a single-family attached residential development is a companion item on this agenda.
TM-26-500079	A tentative map for a 216 lot single-family attached 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 easements and rights-of-way that are not needed 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:**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;
- Right-of-way dedication to include 25 feet to the back of curb for Parvin Street;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way, dedication to back of curb 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

- An address change for the billboard at 11855 Ensworth Street shall be required at recordation of the vacation unless the billboard will be dismantled for the proposed subdivision.

Fire Prevention Bureau

- Applicant is advised that this department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC (LENNAR)

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