

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0860-DIAMOND STARR HILLS, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Starr Hills Avenue and Chartan Avenue (alignment), and between Dahlia Grove Street and Frejus Drive within Enterprise (description on file). JJ/lm/syp (For possible action)

RELATED INFORMATION:

APN:

176-36-801-008

LAND USE PLAN:

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:**Project Description**

The plans depict vacating 33 foot wide patent easements located along the west, north, and east boundaries of the parcel, along with a 3 foot wide patent easement along the south property line. The applicant indicates the easements are no longer needed for access to the site as the roads have been established and will be dedicated with the site development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1578-06	Reclassified to R-2 zoning for a single-family residential hillside development	Approved by BCC	December 2006
TM-0469-06	18 lot single-family residential subdivision - expired	Approved by BCC	December 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West & East	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single-family residential
North & South	Open Lands	PF	Undeveloped

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

Related Applications

Application Number	Request
UC-23-0859	A use permit for a temporary gravel pit (no longer needed), with waivers for off-sites, hillside standards, driveways, retaining walls, and landscaping, and a design review for a 28 lot single-family residential subdivision is a companion item on this agenda.
TM-23-500181	A tentative map for a 28 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 patent 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:**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

- Right-of-way dedication to include 30 feet for Starr Hills Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Comprehensive Planning - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS: 19 cards, 14 letters

COUNTY COMMISSION ACTION: August 21, 2024 – HELD – To 09/18/24 – per the applicant.

COUNTY COMMISSION ACTION: September 18, 2024 – HELD – To 12/18/24 – per the applicant.

COUNTY COMMISSION ACTION: December 18, 2024 – HELD – To 02/05/25 – per the applicant.

COUNTY COMMISSION ACTION: February 5, 2025 – HELD – To 05/07/25 – per the applicant.

APPLICANT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC

CONTACT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES BOULEVARD, SUITE 110, LAS VEGAS, NV 89118