

07/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0385-CUVA, JOHN A.:

VACATE AND ABANDON easements of interest to Clark County located between Cordite Road (alignment) and Cactus Avenue, and Rainbow Boulevard and Mopan Road (alignment); and a portion of right-of-way being Rainbow Boulevard located between Cordite Road (alignment) and Cactus Avenue within Enterprise (description on file). JJ/rg/cv (For possible action)

RELATED INFORMATION:

APN:

176-27-801-016; 176-27-801-017

LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant requests the vacation and abandonment of patent easements and a portion of Rainbow Boulevard that are not necessary to support the development.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0434-05	Vacated Frias Avenue on APN 176-27-801-016	Approved by PC	May 2005
ZC-1313-02	Reclassified APN 176-27-801-017 to C-2 zoning	Approved by BCC	December 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG	Shopping center
East	Business Employment	RS20 & IL	Undeveloped

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

Related Applications

Application Number	Request
ZC-25-0384	A zone change from RS20 and CG to RS3.3 is a companion item on this agenda.
TM-25-500092	A tentative map for a 31 lot single-family residential subdivision is a companion item on this agenda.
DR-25-0386	A design review for a single-family residential development 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 and right-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;
- 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.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: STONE LAND HOLDINGS, LLC

CONTACT: THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA STREET,
SUITE 200, LAS VEGAS, NV 89119