

03/04/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0023-WIGWAM AND EASTERN, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Camero Avenue, and Eastern Avenue and Spencer Street within Paradise (description on file). MN/md/kh (For possible action)

RELATED INFORMATION:

APN:

177-14-602-012

LAND USE PLAN:

WINCHESTER/PARADISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a pedestrian access easement and government patent easements within the site. The vacation of the easements is necessary to facilitate the development of residential project.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-22-400080 (WS-19-0696)	First extension of time for a proposed place of worship - expired	Approved by BCC	August 2022
ET-22-400081 (WS-20-0176)	Waiver of development standards for a place of worship - expired	Approved by BCC	August 2022
VS-21-0273	Vacated and abandoned a portion of Wigwam Avenue to accommodate detached sidewalks	Approved by PC	July 2021
WS-20-0176	Place of worship with waivers	Approved by BCC	June 2020
UC-19-0696	Place of worship	Approved by PC	October 2019
ZC-0354-03	Reclassified the project site from R-E to C-P zoning for an office complex	Denied by BCC	May 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Single-family residential
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS10	Single-family residential

Related Applications

Application Number	Request
ZC-26-0022	A zone change from RS20 to RS5.2 is a companion item on this agenda.
WS-26-0024	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.
TM-26-500003	A tentative map for a 5 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 easements 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;
- 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

- 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: Paradise - denial.

APPROVALS:

PROTESTS:

APPLICANT: A DEVCO

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