

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0553-ALL INVESTMENTS, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Park Street (alignment) and Cabrera Cove Street (alignment), and Raven Avenue and Blue Diamond Road within Enterprise (description on file). JJ/rg/cv (For possible action)

RELATED INFORMATION:

APN:

176-19-601-002; 176-19-601-026

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant is requesting the vacation and abandonment of existing patent easements within the subject site. The patent easements are no longer needed for the development of the proposed residential subdivision.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-400127-03 (ZC-22-0432)	First extension of time to commence a mini-warehouse facility	Approved by BCC	December 2024
ZC-22-0432	Reclassified the site from H-2 to C-2 zoning for a mini-warehouse facility	Approved by BCC	October 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Corridor Mixed-Use	RS3.3 & CG	Single-family residential & undeveloped
West	Corridor Mixed-Use	H-2	Undeveloped

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

Related Applications

Application Number	Request
PA-25-700033	A plan amendment from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0552	A zone change to reclassify the site from CG to RS2 is a companion item on this agenda
WS-25-0554	Waivers of development standards and design review for a single-family residential development is a companion item on this agenda.
TM-25-500138	A tentative map for a 25 lot single-family 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 needed for site, drainage, or roadway development.

Staff Recommendation

Approval. This item has been forwarded to the Board of County Commissioners for final action.

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.

STAFF CONDITIONS:

Public Works - Development Review

- **Right-of-way dedication to include 25 feet to the back of curb for Park Street.**

PLANNING COMMISSION ACTION: September 16, 2025 – APPROVED – Vote: Unanimous Absent: Gibson, Stone

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;
- Grant any necessary easements;
- 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 - denial.

APPROVALS: 6 cards

PROTESTS: 17 cards, 1 letter

COUNTY COMMISSION ACTION: October 22, 2025 – HELD – To 11/19/25 – per the applicant.

COUNTY COMMISSION ACTION: November 19, 2025 – HELD – No Date – per the applicant.

APPLICANT: LGI HOMES- NEVADA, LLC

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