

06/03/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-26-0223-COUNTY OF CLARK (AVIATION):**

**VACATE AND ABANDON** easements of interest to Clark County located between Ullom Drive and Cameron Street, and Warm Springs Road and Eldorado Lane; and a portion of right-of-way being Mardon Avenue located between Ullom Drive and Cameron Street within Enterprise (description on file). MN/lm/kh (For possible action)

RELATED INFORMATION:

**APN:**

177-07-102-014

**LAND USE PLAN:**

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

The plan depicts the vacation and abandonment easements and right-of-way of a portion of Mardon Avenue.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1026-05	Zone change from R-E to R-E (RNP-I) for several parcels within Enterprise	Approved by BCC	October 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
East	Ranch Estate Neighborhood (up to 2 du/ac) & Open Lands	RS20 & PF	Single-family residential & Western Trails Equestrian Park

**Related Applications**

Application Number	Request
WS-26-0224	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.

## Related Applications

Application Number	Request
TM-26-500059	A tentative map for a 13 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 an easement and right-of-way that is 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

- Provide an equestrian trail on the south side of the Mardon Avenue alignment per the Clark County Development Standards for Off-Street Trails, as amended;
- 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;
- Applicant to construct a 5-foot asphalt path along Ullom Drive, Mardon Avenue and Cameron Street;
- 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**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- The "pole" of each flag lot will have an all-weather paved surface that is a minimum of 20' wide, along the entire length of the "pole". This comes from amendment to the 2024 IFC Section 503.2.1.3.
- Please note that additional fire code requirements will apply once construction is proposed, such as meeting hydrant distance & home sprinkler requirements.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:** Enterprise - approval (amend Comprehensive Planning condition #1: applicant to grant Clark County the equestrian trail easement).

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PN II, INC.

**CONTACT:** KRISTIN ESPOSITO, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146