

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-24-0457-DBAC, LLC:**

**AMENDED HOLDOVER VACATE AND ABANDON** easements of interest to Clark County located between Pamalyn Avenue and Maule Avenue, and between Arville Street and Cameron Street, a portion of right-of-way being Arville Street located between Pamalyn Avenue and Maule Avenue, a portion of right-of-way being Arville Street located between Maule Avenue and Pamalyn Avenue (previously not notified), and portion of right-of-way being Maule Avenue located between Arville Street and Cameron Street within Enterprise (description on file). MN/lm/syp (For possible action)

RELATED INFORMATION:

**APN:**

177-06-201-026; 177-06-201-027; 177-06-201-028; 177-06-201-030; 177-06-201-048

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The applicant is requesting to vacate a 33 foot wide patent easement located along the west property line, **8 foot wide patent easements along the south and east property lines, and 10 to 15 feet** of right-of-way along Arville Street and Maule Avenue. The purpose of the request is to allow for **reduced street widths as the reduced streets would not require modification to the Master Streets and Highway plan of the Master Plan and allow for** the installation of detached sidewalks in conjunction with a 6 lot single-family residential subdivision.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-1336-07	Waiver for full off-sites - expired	Approved by PC	January 2008
TM-0305-07	Tentative map with 6 lots - expired	Approved by PC	January 2008
ZC-1026-05	Reclassified the zoning of these parcels and the surrounding area to include RNP-I zoning	Approved by BCC	October 2005

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60 & NPO-RNP)	Single-family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	Public Use	RS20 (AE-60 & NPO-RNP)	Las Vegas Valley Water District site
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60 & NPO-RNP)	Detention basin

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-24-0456	A waiver of development standards for a single-family residential subdivision is a companion item on this agenda.
TM-24-500096	A tentative map for a 6 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 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**

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that 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.

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No objection.

**TAB/CAC:** Enterprise - approval.

**APPROVALS:**

**PROTESTS:**

**COUNTY COMMISSION ACTION:** October 16, 2024 – HELD – To 11/20/24 – per the applicant.

**COUNTY COMMISSION ACTION:** November 20, 2024 – HELD – To 12/18/24 – per the applicant.

**APPLICANT:** RICHMOND AMERICAN HOMES OF NEVADA, INC.

**CONTACT:** THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120