

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0081-INTERNATIONAL, LLC & LAS VEGAS INVESTMENTS & REALTY IC CASH BALANCE PLN:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Hauck Street and Decatur Boulevard and between Shelbourne Avenue and Camero Avenue within Enterprise (description on file). JJ/hw/kh (For possible action)

RELATED INFORMATION:

APN:

176-13-601-033

PROPOSED LAND USE PLAN:

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

BACKGROUND:**Project Description**

The plans provided show the vacation and abandonment of government patent easements and resolution relative to acquisition of rights-of-way easements on the subject site. The plans show both easement types are 5 feet wide and are located along the southern and western boundaries of the site. The applicant indicates the easements are no longer needed for roadways and utilities and need to be vacated in order to fully developed the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Added the RNP-I overlay to the site and reclassified the site from R-E to R-E (RNP-I)	Approved by BCC	October 2005
UC-0480-99	Allowed the installation of 138kV & 230kV overhead transmission lines up to 110 feet in height	Approved by PC	May 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped
East	Neighborhood Commercial	RS20	Undeveloped
West & South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential

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

Related Applications

Application Number	Request
PA-25-700004	The redesignation of the site from Ranch Estate Neighborhood to Low-Intensity Suburban Neighborhood is a companion item on this agenda.
ZC-25-0082	The reclassification of the site from the RS20 zone to the RS10 zone with the removal of the NPO-RNP Overlay is a companion item on this agenda.
WS-25-0083	A single-family detached residential development with waivers is a companion item on this agenda.
TM-25-500019	A tentative map for 6 single-family residential lots and common lots 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 necessary for site, drainage, or roadway development.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on **May 21, 2025** at 9:00 a.m., unless otherwise announced.

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

- Right-of-way dedication to include 25 feet to the back of curb for Hauck Street, 25 feet to the back of curb for Camero Avenue, and associated spandrels;

- The installation of detached sidewalks will require the dedication to back of curb 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.

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.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - denial.

APPROVALS: 5 cards

PROTESTS: 8 cards

PLANNING COMMISSION ACTION: March 18, 2025 – HELD – To 04/15/25 – per the applicant.

APPLICANT: GREYSTONE NEVADA, LLC

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE, SUITE 100, LAS VEGAS, NV 89118