

07/07/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0278-EAGLE NEST HENDERSON, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Martin Avenue (alignment) and Maule Avenue, and between Hinson Street and Valley View Boulevard, and a portion of a right-of-way being Maule Avenue located between Hinson Street and Valley View Boulevard within Enterprise (description on file). MN/rr/kh (For possible action)

RELATED INFORMATION:

APN:

177-06-602-025; 177-06-602-029

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of easements which are no longer needed for the development of the site, and the vacation and abandonment of a portion of right-of-way to accommodate a detached sidewalk.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1312-05	Vacation and abandonment of easements - recorded	Approved by PC	October 2005
ZC-1026-05	Zone change from R-E to R-E (RNP-I) zoning for 3,800 parcels	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North*	Business Employment	IL (AE-60)	Public utility structure and commercial complex
South & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP) (AE-60)	Single-family residences
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP) (AE-60)	Undeveloped

* The CC 215 Beltway is directly north of the subject site

Related Applications

Application Number	Request
WS-26-0279	Waivers of development standards and a design review for a single-family residential subdivision is a companion item on this agenda.
TM-26-500075	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

- Drainage study and compliance;
- 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 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

- 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: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: DHI ENGINEERING

CONTACT: DHI ENGINEERING, 1081 WHITNEY RANCH DRIVE, HENDERSON, NV
89014