

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0121-A&A REVOCABLE LIVING TRUST & MORADI HAMID TRS:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Le Baron Avenue and Jo Rae Avenue, and between Hinson Street and Valley View Boulevard within Enterprise (description on file). JJ/hw/kh (For possible action)

RELATED INFORMATION:

APN:

177-30-603-001

LAND USE PLAN:

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:**Project Description**

The plans show the vacation and abandonment of government patent easements on the subject site. Along the south and east boundaries of the site the easements to be vacated are shown to be 33 feet wide, while on the west property line along Hinson Street the portion of the easement to be vacated is 3 feet wide. Additionally, the easement to be vacated along the north property line is shown to be 16 feet wide. The applicant indicates the easements are no longer needed for roadways and utilities and need to be vacated to fully develop the site.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Undeveloped

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

Related Applications

Application Number	Request
ZC-25-0122	A zone change from RS20 to RS3.3 is a companion item on this agenda.
WS-25-0123	Waivers of development standards and design review for a single-family detached residential development is a companion item on this agenda.
TM-25-500026	A tentative map for 8 single-family residential 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 patent easements that are not necessary 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

- Right-of-way dedication to include 30 feet for Hinson Street, between 18.5 feet to 23.5 feet for Le Baron Avenue, and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

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 to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS: 3 cards, 2 letters

PROTESTS: 3 cards

COUNTY COMMISSION ACTION: April 2, 2025 – HELD – To 04/16/25 – per the applicant.

APPLICANT: CIMARRON SPRING DEUX, LLC

CONTACT: TANEY ENGINEERING INC., 6030 S. JONES BOULEVARD, LAS VEGAS,
NV 89147