

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**VS-23-0828-A & A III, LLC ET. AL:**

**VACATE AND ABANDON** easements of interest to Clark County located between Valley View Boulevard and Hinson Street (alignment), and between Jo Rae Avenue and Pyle Avenue within Enterprise (description on file). JJ/md/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

177-30-604-023; 177-30-604-024; 177-30-604-028

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

This request is to vacate and abandon various easements on the subject property to facilitate development of the site. The first part of the request is to vacate a 5 foot wide patent easement along the south portion of the project site, adjacent to Pyle Avenue. Patent easements measuring 33 feet in width located along the north, east, and west boundaries of APN 177-30-604-024 are proposed to be vacated. North/south patent easements measuring a total of 60 feet in width, centrally located within APN 177-30-604-028, are also proposed to be vacated. The second part of this request is to vacate a 5 foot wide easement adjacent to Pyle Avenue, and a 60 foot wide, north/south easement centrally located within APN 177-30-604-028, as acquired by Clark County in a resolution relative to acquisition of rights-of-way.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Outside storage with accessory structures & single family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-2 & R-E (RNP-I)	Single family residential & undeveloped
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Undeveloped
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Single family residential

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

## Related Applications

Application Number	Request
ZC-23-0827	A zone change to reclassify the site to R-1 zoning for a single family residential development and for finished grade is a companion item on this agenda.
TM-23-500176	A tentative map for a 31 lot single family residential development 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.

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 2 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; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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 35 feet to the back of curb for Pyle Avenue;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;

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

**Fire Prevention Bureau**

- No comment.

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

- No objection.

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

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** RICHMOND AMERICAN HOMES

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