

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0272-BELTWAY 101, LLC & BLUE 10, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Agate Avenue and Blue Diamond Road, and Belcastro Street and Montessouri Street (alignment) within Enterprise (description on file). JJ/jam/cv (For possible action)

RELATED INFORMATION:

APN:

176-22-601-005; 176-22-601-007

PROPOSED LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

The applicant seeks approval to vacate and abandon patent easements within the subject site because they are no longer necessary to accommodate the proposed residential subdivision.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-19-500097	Tentative map for a 1 lot commercial subdivision - expired	Approved by PC	June 2019
VS-19-0356	Vacation and abandonment government patent easement - expired	Approved by PC	June 2019
ZC-18-0434	Reclassified the site from U-V to C-1 zoning for a mini-warehouse facility	Approved by BCC	July 2018
ZC-18-0434	Zone change from U-V to C-1 zoning for a mini-warehouse facility	Approved by BCC	July 2018
NZC-0499-07	Non-conforming zone change from U-V to C-1 zoning for a mini-warehouse facility, RV and boat storage, and a manager's residence - expired	Approved by BCC	July 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	H-2 & RS3.3	Single-family residential
South	Corridor Mixed-Use	H-2	Communications facility
East	Corridor Mixed-Use	CG	Mixed-use development
West	Neighborhood Commercial	H-2 & RS20	Undeveloped

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

Related Applications

Application Number	Request
PA-26-700025	A plan amendment from Neighborhood Commercial (NC) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-26-0271	A zone change from CG to RM18 is a companion item on this agenda.
WS-26-0273	Waivers of development standards and a design review for a single-family residential townhome development is a companion item on this agenda.
TM-26-500070	A tentative map for a 52 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 that are not needed for site, drainage, or roadway development.

Staff Recommendation

Approval. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: June 16, 2026 – APPROVED – Vote: Aye: Frasier, Stone, Mujica, Gibson, Roitman Nay: Kilarski Absent: Kirk

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;
- Right-of-way dedication to include 25 feet to the back of curb for Agate Avenue, with a portion of an elbow for Agate Avenue and Montessori Street;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS: 11

APPLICANT: PEYMAN MASACHI

CONTACT: PEYMAN MASACHI, HENDERSON, 74 HUNT VALLEY TRAIL,
HENDERSON, NV 89052