

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0712-ACRE-AMIGO, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Eldorado Lane and Robindale Road, and between Amigo Street and Battista Lane within Paradise (description on file). MN/hw/kh (For possible action)

RELATED INFORMATION:

APN:

177-10-201-005

PROPOSED LAND USE PLAN:

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

BACKGROUND:**Project Description**

The plans depict the vacation and abandonment of government patent easements along the perimeter of the subject site. Along the southern and western sides of the property, 33 feet of the subject patent easement is proposed to be vacated, while 8 feet is proposed to be vacated along the northern and eastern property lines, adjacent to Eldorado Lane and Amigo Street, except at the spandrel area in the northeast corner of the property. The applicant indicates the proposed vacation and abandonment is necessary for the development of the site and the subject patent easements are no longer needed.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF	Charlotte Hill Elementary School
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family detached residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS5.2 & RS10	Single-family detached residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Undeveloped

Related Applications

Application Number	Request
PA-24-700038	A plan amendment from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) is a companion item on this agenda.
ZC-24-0710	A reclassification of the site from RS20 to RS5.2 is a companion item on this agenda.
DR-24-0711	A design review of single-family residential subdivision is a companion item on this agenda.
TM-24-500153	A 12 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 a patent easement that is not necessary 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: February 4, 2025 – APPROVED – Vote: Unanimous
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 Eldorado Lane, 25 feet to the back of curb for Amigo Street and associated spandrels;
- The installation of detached sidewalks will require the recordation of this vacation 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Paradise - approval.

APPROVALS: 4 cards, 1 letter

PROTESTS: 7 cards, 1 letter

APPLICANT: KHUONG NGUYEN

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