

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0140-CIMMARON SPRING DEUX, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Shelbourne Avenue and Camero Avenue, and between Warbonnet Way and Miller Lane; and a portion of right-of-way being Miller Lane located between Shelbourne Avenue and Camero Avenue within Enterprise (description on file). JJ/rg/cv (For possible action)

RELATED INFORMATION:

APN:

176-16-601-045

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant is requesting to vacate easements and a portion of right-of-way which are no longer needed for the development of the site. Vacating a portion of right-of-way is necessary to accommodate detached sidewalks.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|--------------|
| ZC-1026-05 | Zone change which adopted the RNP-I overlay to the site and reclassified the site from R-E to R-E (RNP-I) | Approved by BCC | October 2005 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|---------------|---|---------------------------|---|
| North & South | Ranch Estate Neighborhood (up to 2 du/ac) | RS20 (NPO-RNP) | Undeveloped |
| East | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS3.3 | Single-family residential subdivision |
| West | Ranch Estate Neighborhood (up to 2 du/ac) | RS20 (NPO-RNP) | Single-family residence with an equestrian facility |

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

Related Applications

| Application Number | Request |
|--------------------|---|
| PA-26-700011 | A plan amendment from RN to LN is companion item on this agenda. |
| ZC-26-0139 | A zone change from RS20 to RS5.2 and remove the Neighborhood Protection (RNP) Overlay is a companion item on this agenda. |
| WS-26-0141 | A waiver of development standards and design review for a single-family residential subdivision is a companion item on this agenda. |
| TM-26-500034 | A tentative map for 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 patent easements that are not needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

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.

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;
- Right-of-way dedication to include 25 feet to the back of curb for Shelbourne Avenue, and associated spandrel;
- 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.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - denial.

APPROVALS: 1 card

PROTESTS: 11 cards, 2 letters

PLANNING COMMISSION ACTION: April 21, 2026 – DENIED – Vote: Unanimous

APPLICANT: CIMARRON SPRINGS DEUX, LLC

CONTACT: CIMARRON SPRINGS DEUX LLC, 11452 OPAL SPRINGS WAY, LAS VEGAS, NV 89135