

02/03/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0842-PICERNE BERMUDA, LLC:

VACATE AND ABANDON a portion of right-of-way being Bermuda Road located between Neal Avenue and St. Rose Parkway within Enterprise (description on file). MN/tpd/kh (For possible action)

RELATED INFORMATION:

APN:

191-04-602-012; 191-04-602-014; 191-04-602-017

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon a portion of right-of-way being Bermuda Road to accommodate detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-24-400012 (NZC-21-0128)	First extension of time for a nonconforming zone change, waivers of development standards, and design reviews	Approved by BCC	May 2024
ET-23-400081 (VS-21-0127)	First extension of time for a vacation and abandonment - expired	Approved by BCC	July 2023
NZC-21-0128	Nonconforming zone change from C-2 to R-4 zoning with waivers and design reviews for a multi-family residential development	Approved by BCC	June 2021
VS-21-0127	Vacation and abandonment of right-of-way being Bermuda Road, between Neal Avenue and St. Rose Parkway - expired	Approved by BCC	June 2021
DR-0303-11	Design review to modify a previously approved parking lot in conjunction with a drive-thru restaurant	Approved by PC	August 2011
VS-1049-08	Vacation and abandonment for government patent easements - recorded	Approved by PC	December 2008
ZC-0683-08	Zone change for the northern portion of the site to C-2 zoning for a future commercial development	Approved by BCC	August 2008

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0018-95	Zone change for the southern portion of the site to C-2 zoning for a wholesale/retail landscape materials business	Approved by BCC	March 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-family residential
South	Corridor Mixed-Use (less than 18 du/ac)	CG	Gasoline station
East	City of Henderson	RM-16	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 & RS3.3	Single-family residential

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 right-of-way for detached sidewalks.

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; 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

- 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;
- 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 - approval.

APPROVALS:

PROTESTS:

APPLICANT: PICERNE BERMUDA, LLC

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