

04/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0176-NALA PROPERTIES, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Fort Apache Road and Conquistador Street (alignment), and between Ford Avenue and Pebble Road; and a portion of right-of-way being Pebble Road between Fort Apache Road and Conquistador Street within Enterprise (description on file). JJ/rg/kh (For possible action)

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RELATED INFORMATION:

**APN:**

176-18-401-011; 176-18-401-012; 176-18-801-009 through 176-18-801-011

**LAND USE PLAN:**

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

The applicant requests to vacate existing easements on the subject parcels as well as vacating a portion of right-of-way being Pebble Road. These easements are no longer necessary for the development of the site, and vacating a portion of Pebble Road is required to install detached sidewalks for a proposed single-family residential development.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
PA-23-700034	Redesignated the site from RN, OL, and LN to MN	Approved by BCC	December 2023
ZC-23-0678	Reclassified the site from R-E, R-E (RNP-I), and R-2 to R-2 for a single-family residential development	Approved by BCC	December 2023
NZC-22-0222	Reclassified APN 176-18-801-011 from R-E to R-2 for a single-family residential development	Approved by BCC	August 2022
TM-22-500076	32 single family residential lots on APN 176-18 801-011	Approved by BCC	August 2022
VS-22-0223	Vacated and abandoned a flood control easement on APN 176-18-801-011	Approved by BCC	August 2022
PA-21-700003	Removed an 80 foot wide right-of-way being Grand Canyon Drive located between Pebble Road and Ford Avenue from the Transportation Map of the Master Plan	Adopted by BCC	November 2021

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-21-0512	Allowed an accessory structure prior to a principal structure on APN 176-18-801-009	Approved by BCC	November 2021
VS-21-0513	Vacated and abandoned government patent easements and a portion of right-of-way being Pebble Road on APN 176-18-801-009	Approved by BCC	November 2021

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Open Lands; Ranch Estate Neighborhood (up to 2 du/ac); & Compact Neighborhood (up to 18 du/ac)	RS20 & RS3.3	Flood channel, undeveloped, & single-family residential development
South	Open Lands; Ranch Estate Neighborhood (up to 2 du/ac); & Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20 (NPO-RNP) & RS3.3	Undeveloped & single-family residential development
East	Open Lands	RS20	Flood channel & undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential development

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-25-0175	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.
TM-25-500040	A tentative map for 122 single-family residential lots 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 and 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 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 Pebble Road;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Blue Diamond Wash Trail improvement project;
- 90 days to record said separate document for the Blue Diamond Wash Trail improvement project;
- Vacation shall not record until the area needed for drainage purposes is dedicated in fee to Clark County Public Works;
- Coordinate with Public Works - Development Review Division to revise the legal description to exclude the area needed for drainage purposes;
- Any area needed for drainage purposes shall be dedicated in fee to Clark County Public Works;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way, the dedication to back of curb 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**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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

- No objection.

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

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** D.R. HORTON

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