

01/20/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0816-PINGREE 2000 REAL ESTATE HOLDINGS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Fairfield Avenue and Placid Street, and Windmill Lane and Mesa Verde Lane; a portion of a right-of-way being Windmill Lane located between Placid Street and Fairfield Avenue; a portion of right-of-way being Placid Street located between Windmill Lane and Mesa Verde Lane; and a portion of right-of-way being Fairfield Avenue located between Windmill Lane and Mesa Verde Lane within Enterprise (description on file). MN/my/cv (For possible action)

RELATED INFORMATION:

APN:

177-09-810-001

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The applicant is seeking to install detached sidewalks and therefore needs to vacate 5 feet of rights-of-way. They are also seeking to vacate existing pedestrian access easements as they are no longer needed due to the relocation of the driveway locations. New pedestrian access easements will be dedicated appropriately in accordance with the new driveway locations.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-25-0120	Use permit, waiver of development standards, and design review for outdoor storage of vehicles	Approved by BCC	April 2025
VS-23-0208	Vacated and abandoned patent easements	Approved by BCC	August 2023
ZC-23-0207	Zone change from CRT to C-1 for a convenience store, gas station, restaurants, and retail buildings	Approved by BCC	August 2023
VS-0163-06	Vacated and abandoned driveway easements - recorded	Approved by PC	April 2006
WS-1940-05	Waiver of development standards in conjunction with an office complex development with reduced parking - expired	Approved by BCC	January 2006
TM-0378-05	1 lot commercial subdivision	Approved by PC	August 2005

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0135-04	Zone change from R-E to CRT for an office complex	Approved by BCC	April 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
South	Neighborhood Commercial	RS20 & CP	Place of worship & undeveloped
East	Neighborhood Commercial	CP	Office complex
West	Neighborhood Commercial	RS20	Single-family residential & undeveloped

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 the pedestrian access easement that is not needed 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 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: PINGREE 2000 REAL ESTATE HOLDINGS, LLC

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