

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0383-SCHNEIDER FAMILY TRUST & SCHNEIDER STEPHEN TRS:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Arby Avenue (alignment), and between La Cienega Street and Placid Street; a portion of right-of-way being La Cienega Street located between Warm Springs Road and Arby Avenue (alignment); and a portion of right-of-way being Warm Springs Road located between La Cienega Street and Placid Street within Enterprise (description on file). MN/mh/kh (For possible action)

RELATED INFORMATION:

APN:

177-04-801-038

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:**Project Description**

The plans depict the vacation and abandonment of 33 foot wide patent easements along the north and east property lines of the site, along with the vacation and abandonment of 5 foot wide portions of rights-of-way being La Cienega Street and Warm Springs Road along the west and south sides of the site, respectively. The applicant states that the existing patent easements on the site are no longer needed for development and that the vacations of the portions of rights-of-way are necessary to accommodate detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0897	Vacation and abandonment of easements and a portion of right-of-way being La Cienega Street	Approved by BCC	February 2024
UC-23-0896	Recreational facility with waivers for reduced parking, increased retaining wall height, increased building height, access to a local street, modified street standards, and reduced throat depth	Approved by BCC	February 2024
WS-0009-12	Waiver to allow an overhead communication line on existing utility structures	Approved by PC	March 2012

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1346-99 (ET-0480-00)	First extension of time for a zone change from R-E to C-1 zoning and a use permit for a recreation center (banquet facility and convention pavilion) - use permit expired	Approved by BCC	January 2001
ZC-1346-99	Zone change from R-E to C-1 and a use permit for a recreation center (a banquet facility and convention pavilion)	Approved by BCC	November 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS20	Single-family residential
South	Neighborhood Commercial	CP	Office complex
East	Business Employment	CP	Undeveloped
West	Business Employment	CG	Undeveloped

Related Applications

Application Number	Request
UC-25-0382	A use permit, waivers of development standards, and a design review for a gas station and retail store 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.

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**

- Expunge VS-23-0897;
- 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

- Drainage study and compliance;
- Right-of-way dedication to include 25 feet to the back of curb for La Cienega Street;
- 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS: 6 cards

COUNTY COMMISSION ACTION: July 2, 2025 – HELD – To 07/16/25 – per the applicant.

APPLICANT: QUIKTRIP CORPORATION

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