

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0217-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Pebble Road (alignment) and Raven Avenue, and between Conquistador Street (alignment) and Grand Canyon Drive within Enterprise (description on file). JJ/rr/cv (For possible action)

RELATED INFORMATION:

APN:

176-19-101-006; 176-19-101-020; 176-19-101-025 through 176-19-101-028

LAND USE PLAN:

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

BACKGROUND:**Project Description**

The plans provided show the vacation and abandonment of government patent easements on the subject parcels. The applicant indicates that the easements are no longer needed for roadways and utilities and need to be vacated in order to fully develop the site.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-22-0305	Reclassified site from R-E (RNP-I) and H-2 to R-2 zoning; waiver to reduce street width, and design review for single-family residential development	Approved by BCC	November 2022
ZC-1026-05	Established the RNP-I overlay in Enterprise	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Ranch Estate Neighborhood (up to 2 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 & RS3.3	Single-family residential & undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS5.2 (NPO-RNP) & RS20 (NPO-RNP)	Single-family residential development & Undeveloped parcels (recently approved RS10 single-family residential development)

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

Related Applications

Application Number	Request
PA-25-700016	A plan amendment to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
ZC-25-0215	A zone change to reclassify the site from RS20 and H-2 to RS3.3 and remove the Neighborhood Protection (RNP) Overlay is a companion item on this agenda.
WS-25-0216	A single-family detached residential development with waivers and a design review is a companion item on this agenda.
TM-25-500054	A tentative map for a 115 lot single-family residential development 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 development.

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.

PLANNING COMMISSION ACTION: May 6, 2025 – APPROVED – Vote: Aye: Kilarski, Frasier, Mujica, Roitman, Stone, Kirk Nay: Gibson

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

- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way, the dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Right-of-way dedication to include 25 feet back of curb for Pebble Road, 35 feet back of curb for Grand Canyon Drive, 23.5 feet back of curb for Raven Avenue and associated spandrels;
- 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: 7 cards

PROTESTS: 30 cards, 3 letters

COUNTY COMMISSION ACTION: June 4, 2025 – HELD – To 06/18/25 – per the applicant.

APPLICANT: TOLL BROTHERS SOUTH, LLC

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