

04/21/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0119-CHAR, RANDALL J.:

VACATE AND ABANDON easements of interest to Clark County located between Gary Avenue and Gomer Road, and Belcastro Street and Montessouri Street within Enterprise (description on file). JJ/nai/cv (For possible action)

RELATED INFORMATION:

APN:

176-22-801-007

LAND USE PLAN:

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon existing easements which are no longer needed for the development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0798	Waiver of development standards and design review for a single-family residential subdivision - expired	Approved by BCC	December 2018
VS-0751-16	Vacation and Abandonment of rights-of-way	Approved by BCC	January 2017
WC-400150-08 (TM-0267-07)	Waiver of condition for a tentative map	Approved by PC	July 2008
WS-1135-07	Waiver of Development Standard for a proposed single family residential subdivision - expired	Approved by PC	November 2007
TM-0267-07	Tentative map application for single-family residential lots - expired	Approved by PC	November 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Vacant

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential

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

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.

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

- 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: RANDALL CHAR

CONTACT: BETH ROBICHEAU, LAS VEGAS, 7128 JUNCTION VILLAGE AVENUE,
LAS VEGAS, NV 89129