

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0766-ABC HAVEN WEST INC:

VACATE AND ABANDON easements of interest to Clark County located between Giles Street and Rancho Destino Road, and between Mesa Verde Lane and Windmill Lane; a portion of right-of-way being Santoli Avenue located between Haven Street and Giles Street; and a portion of right-of-way being Haven Street located between Mesa Verde Lane and Windmill Lane within Enterprise (description on file). MN/rg/kh (For possible action)

 RELATED INFORMATION:
APN:

177-09-401-009; 177-09-401-012; 177-09-401-017; 177-09-402-002; 177-09-402-004 through 177-09-402-005; 177-09-403-014

PROPOSED LAND USE PLAN:

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

BACKGROUND:**Project Description**

The applicant is requesting the vacation and abandonment of the following: 1) 16.5 foot wide patent easements along the west and north boundaries of APN 177-09-402-002; 2) 5 foot of the right-of-way along Haven Street, east of APN's 177-09-402-004, 177-09-402-005, 177-09-401-009 and 177-09-401-012; 3) 60 feet of right-of-way being Santoli Avenue, located between APNs 177-09-402-005 177-09-401-009; and 4) 33 foot patent easement along the north, south and east property lines of APN 177-09-403-014. The patent easements are no longer required for right-of-way and utility purposes. The vacation of right-of-way of Santoli Avenue is necessary to develop the site, while the vacation of right-of-way along Haven Street is necessary to accommodate the required detached sidewalk.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-19-400049 (VS-0062-17)	First extension of time for the vacation and abandonment of patent easements and portions of right-of-way being Santoli Avenue and Giles Street - expired	Approved by BCC	June 2019
VS-0062-17	Vacation and abandonment for patent easements and portions of right-of-way being Santoli Avenue and Giles Street - expired	Approved by BCC	April 2017

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0053-10	Waiver of development standards to allow no off-site improvements on Eldorado Street, from Rancho Destino to Placid Street; Haven Street from Eldorado Street to Mesa Verde Lane, and Mesa Verde Lane from Haven Street to Las Vegas Boulevard	Approved by BCC	March 2010
VS-0318-08	Vacation and abandonment for right-of-way being Geonry Avenue	Approved by PC	July 2008
ZC-0970-07	Zone change from R-E to C-P, waiver of development standards, and design review for two office buildings of APN's 177-09-401-017, 021, 022, and 023	Approved by BCC	March 2008
VS-1632-05	Vacation and abandonment for patent easements and right-of-way being Geonry Avenue	Approved by PC	January 2006
ZC-1026-05	Reclassified approximately 3,800 parcels of land from an R-E to R-E (RNP-I) Zone for APN 177-09-403-014	Approved by BCC	October 2005

Surrounding Land Use (Parcels West of Haven Street)

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	RS20	Single-family residential development
South	Neighborhood Commercial & Corridor Mixed Use	RS20 & CP	Single-family residential development
East	Ranch Estate Neighborhood (up to 2 du/ac) & Neighborhood Commercial	RS20 (NPO-RNP) & CP	Single-family residential development & undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Corridor Mixed-Use	RS20 & CR	Single-family residential development & undeveloped

Surrounding Land Use (Parcel East of Haven Street – APN 177-09-403-014)

	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 development
South	Neighborhood Commercial	CP	Single-family residential development & undeveloped
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential development
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Undeveloped

Related Applications

Application Number	Request
PA-24-700042	A plan amendment to redesignate APN 177-09-401-017 from Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN) and APN 177-09-403-014 from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
ZC-24-0765	A zone change from RS20 and CP to RS3.3 and to eliminate the NPO-RNP Overlay is a companion item on this agenda.
TM-24-500166	A tentative map for a 63 lot single-family residential development is a companion item on this agenda.
WS-24-0767	Waivers of development standards and a design review for a 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 patent easements and right-of-way that are not necessary for site, drainage, or roadway 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: February 18, 2025 – APPROVED – Vote: Aye: Frasier, Gibson, Mujica, Roitman, Stone, Kirk Nay: Kilarski

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 Mesa Verde Lane, 25 feet to the back of curb for Haven Street, and associated spandrels;
- 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 of right-of-way for Mesa Verde Lane; **denial of Santoli Avenue and Haven Street right-of-way** (PW bullet #1 change to the following: right-of-way dedication to include 25 feet to back of curb for Mesa Verde Lane and 25 feet to back of curb for Santoli Avenue and associated spandrels).

APPROVALS: 2 cards

PROTESTS: 5 cards

APPLICANT: LENNAR

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