

07/01/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0349-TFC MOUNTAINS EDGE, LLC:**

**VACATE AND ABANDON** a portion of a right-of-way being Mountains Edge Parkway located between Lucca Bluff Street and Rainbow Boulevard within Enterprise (description on file). JJ/my/kh (For possible action)

---

RELATED INFORMATION:

**APN:**

176-27-701-007

**LAND USE PLAN:**

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

The purpose of this request is to vacate and abandon a portion of right-of-way being Mountains Edge Parkway. The reason for this is to allow for the installation of detached sidewalks. The applicant states that this will not have a negative effect on the surrounding areas.

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-25-500036	1 lot commercial subdivision	Approved by BCC	April 2025
WS-25-0152	Waivers of development standards to allow an attached sidewalk, and reduce driveway departure distance; design reviews for a retail building, gas station, daycare facility, and alternative landscape	Approved by BCC	April 2025
VS-25-0151	Vacated easements and right-of-way	Approved by BCC	April 2025
ZC-0541-09	Reclassified the site from R-E to C-1 zoning for future commercial development	Approved by BCC	October 2009

\*Additional applications have been previously approved on this site.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CG	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family residential development

## **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
East	Business Employment	IP	Convenience store with gas station, offices, & undeveloped land
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development

## **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 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:** TFC MOUNTAINS EDGE, LLC

**CONTACT:** JOSH HARNEY, BAUGHMAN & TURNER, INC., 1210 HINSON STREET, LAS VEGAS, NV 89102