

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0268-PARDEE HOMES NEVADA:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Agate Avenue and Raven Avenue (alignment), and Cimarron Road (alignment) and Warbonnet Way within Enterprise (description on file). JJ/jam/cv (For possible action)

RELATED INFORMATION:

APN:

176-21-501-014

LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

The applicant is requesting to vacate and abandon easements within the subject site because the easements are no longer needed.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-18-700015	Plan amendment from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) - approved with a reduction to RL (Residential Low)	Approved by BCC	March 2019
DR-17-0825	Design review for a single-family residential development - expired	Approved by BCC	November 2017
VS-17-0511	Vacation and abandonment easements - expired	Approved by PC	September 2017
ZC-1026-05	Zone change from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	RS20 (NPO-RNP)	Undeveloped
South	Compact Neighborhood (up to 18 du/ac)	RS2	Undeveloped
East	Low Intensity Suburban Neighborhood (up to 5 du/ac)	RS3.3 (NPO-RNP)	Single-family residential subdivision

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Low Intensity Suburban Neighborhood (up to 5 du/ac)	RS20 (NPO-RNP)	Undeveloped

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

Related Applications

Application Number	Request
ZC-26-0267	A zone change from RS20 (NPO-RNP) to RS5.2 is a companion item on this agenda.
TM-26-500069	A tentative map for a 6 lot single-family residential subdivision is a companion item on this agenda.
WS-26-0269	Waivers of development standards and a design review for a single-family residential subdivision 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.

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 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

- Drainage study and compliance;
- Right-of-way dedication to include 25 feet to the back of curb for Agate Avenue;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, or within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require 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.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS: 1

PROTESTS: 2

COUNTY COMMISSION ACTION: June 17, 2026 – HELD – To 07/22/26 – per the applicant.

APPLICANT: TRI POINTE HOMES NEVADA, INC.

CONTACT: THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120