

02/03/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0832-LEE, NICHOLAS & CARLIE:

VACATE AND ABANDON a portion of a right-of-way being Hauck Street located between Pebble Road and Raven Avenue within Enterprise (description on file). JJ/nai/kh (For possible action)

RELATED INFORMATION:

APN:

176-24-501-012; 176-24-501-030

LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant requests to vacate and abandon a portion of right-of-way being Hauck Street which is no longer required for the development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0520	Use permit to allow 2 accessory apartments and for the square footage of the accessory apartments to be more than 1,500 square feet	Withdrawn	September 2021
ZC-1026-05	Zone change for 3,800 parcels from R-E to R-E (RNP-I) Zone	Approved by BCC	October 2005
SC-1721-94	Street name change of a public right-of-way and street alignment presently known as Hauk Street and Torsak Street to Hauck Street	Approved by PC	November 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residence
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped & single-family residence
East	Ranch Estate Neighborhood (up to 2 du/ac) & Neighborhood Commercial	RS20 & CP	Undeveloped & single-family residence

Surrounding Land Use

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

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 that is not necessary 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 - denial.

APPROVALS:

PROTESTS:

APPLICANT: NICHOLAS LEE, 4452 MERLOT HILLS AVENUE, LAS VEGAS, NV 89141

CONTACT: KENDALL BROOKS, 5320 RAVEN AVENUE, LAS VEGAS, NV 89139