

04/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0145-A & A III LLC & A& A REVOCABLE LIVING TRUST:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Gary Avenue, and between Arville Street and Hinson Street within Enterprise (description on file). JJ/rr/kh (For possible action)

RELATED INFORMATION:

APN:

177-19-801-007; 177-19-801-008

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of patent easements that are no longer required for roadway purposes.

Prior Land Use Requests (APN 177-19-801-007 only)

Application Number	Request	Action	Date
ZC-23-0429	Zone change from RE to R2, waivers, and design review for a single-family residential development	Approved by BCC	September 2023
VS-23-0430	Vacated and abandoned patent easements	Approved by BCC	September 2023
TM-23-500089	Tentative map for 9 single-family residential lots	Approved by BCC	September 2023

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS20	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Undeveloped

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

Related Applications

Application Number	Request
ZC-25-0146	A zone change to reclassify APN 177-19-801-008 from RS20 to RS3.3 is a companion item on this agenda.
WS-25-0147	Waivers of development standards and design review for a single-family residential development is a companion item on this agenda.
TM-25-500033	A tentative map for 20 single-family residential lots 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 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**

- Expunge VS-23-0430;
- 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 30 feet for Richmar Avenue, 25 feet to the back of curb for Hinson Street, and associated spandrel;
- The installation of detached sidewalks will require 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

COUNTY COMMISSION ACTION: April 2, 2025 – HELD – To 04/16/25 – per the applicant.

APPLICANT: CIMARRON SPRING DEUX, LLC

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NV 89147