08/05/26 BCC AGENDA SHEET **UPDATE**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-26-0293-PARDEE HOMES NEVADA:

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

RELATED INFORMATION:

APN:
176-21-501-002

LAND USE PLAN:
ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:
Project Description
The plans depict the vacation and abandonment of patent easements located within the subject site. The easements are being requested to be vacated as they are no longer needed for the development of the parcel.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-17-0826	Design review for single-family residential development - expired	Approved by BCC	November 2017
WS-0312-15 (ET-0094-17)	First extension of time for a waiver of development standards for full off-site improvements - expired	Approved by BCC	September 2017
VS-0348-15 (ET-0095-17)	First extension of time for vacation and abandonment for patent easements - expired	Approved by BCC	September 2017
VS-0348-15	Vacation and abandonment for patent easements - expired	Approved by BCC	July 2015
WS-0312-15	Waiver of development standards for full off-site improvements - expired	Approved by BCC	July 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & East	Open Lands	RS20 (NPO-RNP)	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Ranch Estate Neighborhood	RS20 (NPO-RNP)	Single-family residential

Related Applications

Application Number	Request
WS-26-0294	Waiver of development standards and 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 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 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
- Drainage study and compliance;
- Right-of-way dedication to include 50 feet for Pebble Road;
- 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;
- 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
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)
- No objection.

TAB/CAC: Enterprise - approval.
APPROVALS: 2
PROTESTS: 6

COUNTY COMMISSION ACTION: July 8, 2026 – HELD – To 08/05/26 – per the applicant.

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