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

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-26-0207-HORIZON WEST HOMES, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Hualapai Way and Conquistador Street and Oleta Avenue and Serene Avenue within Enterprise (description on file). JJ/hw/cv (For possible action)

RELATED INFORMATION:

APN:
176-19-201-015

PROPOSED LAND USE PLAN:
ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:
Project Description
The plans show the proposed vacation and abandonment of government patent easements on the subject site. These easements are no longer needed for the development of the site and the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-22-0385	A non-conforming zone change from R-E to C-1 for a convenience store and gas station	Withdrawn	September 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	RS3.3	Single-family residential
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Open Lands	RS80 (RRO)	Undeveloped

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

Related Applications

Application Number	Request
PA-26-700017	A plan amendment from Mid-Intensity Suburban Neighborhood to Compact Neighborhood is a companion item on this agenda.

Related Applications

Application Number	Request
ZC-26-0208	A zone change from RS20 to RM18 is a companion item on this agenda.
WS-26-0209	A single-family attached residential development is a companion item on this agenda.
TM-26-500053	A tentative map consisting of 14 single-family attached 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 needed for site, drainage, or roadway development.

Staff Recommendation
Approval. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: July 7, 2026 – APPROVED – Vote: Unanimous
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 35 feet to the back of curb for Hualapai Way, 35 feet to the back of curb for Serene Avenue and associated spandrel;
- 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.

Fire Prevention Bureau

- Applicant is advised that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - denial.
APPROVALS: 1
PROTESTS: 7

PLANNING COMMISSION ACTION: June 16, 2026 – HELD – To 07/07/26 – per the Planning Commission.

APPLICANT: HORIZON WEST HOMES, LLC
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