10/07/26 BCC AGENDA SHEET **UPDATE**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-26-0435-CUVA JOHN A. & ALFRED J. & CUVA ANNA LI:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Levi Avenue and Conn Avenue, and Bronco Street and El Camino Road within Enterprise (description on file). JJ/md/kh (For possible action)

RELATED INFORMATION:

APN:
176-35-501-031

LAND USE PLAN:
ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:
Project Description
The plans depict the vacation of two, 30 foot wide patent easements and a portion of a BLM right-of-way grant. The easements are no longer needed for right-of-way and utility purposes and the vacation is necessary to facilitate development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-500188-04	Tentative Map application for 102 single family PUD - expired	Approved by PC	June 2004
VS-0557-04	Vacation and abandonments for easements - recorded	Approved by PC	June 2004
WS-0556-04	Waiver of development standards to reduce street intersection in an R-2 zone - expired	Approved by PC	June 2004
NZC-1865-03	Zone change from R-E to R-2 - expired	Approved by BCC	April 2004
UC-0497-01	Use permit for power transmission line corridor	Approved by PC	June 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East & West	Mid-Intensity Suburban Neighborhood (up to 8 du)	RS3.3	Single-family residential

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

Related Applications

Application Number	Request
ZC-26-0433	A zone change from RS20 to RS3.3 is a companion item on this agenda.
WS-26-0434	A waiver of development standards and a design review for a single-family residential development is a companion item on this agenda.
TM-26-500104	A tentative map for an 11 lot 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 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 Levi Avenue, 25 feet to the back of curb for Bronco Street, and associated spandrel;
- 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 to show fire hydrant locations on-site and within 750 feet;
- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.
APPROVALS: 4
PROTESTS: 8

COUNTY COMMISSION ACTION: September 2, 2026 – HELD – To 10/07/26 – per the applicant.

APPLICANT: SUMMIT HOMES OF NEVADA, LLC
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