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

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-26-0319-BOLOGNESE, JOSEPH & VIVI A:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Blue Diamond Road, and Grand Canyon Drive and Brayden Bay Street; a portion of a right-of-way being Serene Avenue located between Grand Canyon Drive and Brayden Bay Street; and a portion of a right-of-way being Grand Canyon Drive located between Serene Avenue and Blue Diamond Road within Enterprise (description on file). JJ/jam/cv (For possible action)

RELATED INFORMATION:

APN:
176-19-601-025

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

BACKGROUND:
Project Description
The applicant is requesting to vacate and abandon portions of the existing rights-of-way to accommodate proposed detached sidewalks. In addition, the applicant is requesting to vacate patent easements which are no longer needed to develop the site.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0246	Minor training facility (community garden)	Withdrawn	May 2021

Surrounding Land Use

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

Related Applications

Application Number	Request
PA-26-700026	A plan amendment from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-26-0318	A zone change from RS20 to RM18 is a companion item on this agenda.
WS-26-0321	A waivers of development standards for a single-family residential development is a companion item on this agenda.
PUD-26-0320	A planned unit development for a single-family residential development is a companion item on this agenda.
TM-26-500085	A tentative map for a 26 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 patent easements that are not needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

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: August 18, 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 a 40 foot property line radius at the intersection of Grand Canyon Drive and Serene Avenue;
- 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 the recordation of this vacation of excess right-of-way 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.
APPROVALS: 3
PROTESTS: 24

PLANNING COMMISSION ACTION: July 21, 2026 – HELD – To 08/18/26 – per the applicant.

COUNTY COMMISSION ACTION: September 16, 2026 – HELD – To 10/07/26 – per the applicant.

APPLICANT: SUMMIT HOMES OF NEVADA
CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118