

EASEMENTS & RIGHTS-OF-WAY  
(TITLE 30)

PYLE AVE/ARVILLE ST

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-21-0493-CIMARRON WARM SPRINGS, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Pyle Avenue and Haleh Avenue (alignment), and between Schuster Street (alignment) and Arville Street and a portion of a right-of-way being Pyle Avenue located between Schuster Street (alignment) and Schrills Street (alignment) and a portion of right-of-way being Haleh Avenue located between Schrills Street (alignment) and Arville Street within Enterprise (description on file). JJ/jt/jd (For possible action)

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**RELATED INFORMATION:**

**APN:**

177-30-701-001 through 177-30-701-004; 177-30-701-007 through 177-30-701-010; 177-30-701-013 through 177-30-701-014; 177-30-701-038 through 177-30-701-039

**LAND USE PLAN:**

ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of both patent easements and rights-of-way. Patent easements to be vacated surround many of the parcels, and the easements range in width from 5 feet to 33 feet. Rights-of-way to be vacated include 30 foot wide portions of Haleh Avenue and a 5 foot wide portion of Pyle Avenue. According to the applicant, the vacation of the patent easements and rights-of-way are necessary for a proposed single family subdivision development. Also, the vacation and abandonment of a portion of Pyle Avenue will allow for a detached sidewalk.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-20-0137	Single family residential subdivision with increased wall height and increased finished grade	Withdrawn	April 2020
VS-20-0138	Vacation and abandonment for easements and rights-of-way	Withdrawn	April 2020

### Prior Land Use Requests

Application Number	Request	Action	Date
TM-20-500042	188 single family residential lots	Withdrawn	April 2020
LUP-20-700120	Request to redesignate the land use category for a portion of the site from RNP to RS – Enterprise Land Use Plan Update cancelled due to pandemic	Deleted	April 2020
LUP-20-700118	Request to redesignate the land use category for a portion of the site from RNP to RUC – Enterprise Land Use Plan Update cancelled due to pandemic	Deleted	April 2020
LUP-20-700116	Request to redesignate the land use category for a portion of the site from RL to RS – Enterprise Land Use Plan Update cancelled due to pandemic	Deleted	April 2020
NZC-19-0612	Reclassified 33.5 acres, including portions of this site, to R-2 zoning for a single family residential development	Approved by BCC	November 2019
VS-0095-11	Vacated and abandoned a portion of right-of-way being Hinson Street located between Haleh Avenue and Pyle Avenue	Approved by PC	May 2011
ZC-0030-11	Reclassified 75 acres to R-A (RNP-I) zoning and R-E (RNP-I) zoning to establish a Residential Neighborhood Preservation Overlay District	Approved by BCC	March 2011
ZC-1026-05	Reclassified approximately 3,800 parcels of land from an R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Low (up to 3.5 du/ac)	R-E & R-D	Single family residences & single family residential subdivision
South	Rural Neighborhood Preservation (up to 2 du/ac) & Residential Low (up to 3.5 du/ac)	R-E (RNP-I) & R-E (RNP-I) under ROI to R-2	Single family residences & undeveloped (approved for a single family residential subdivision)
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I) & R-E (RNP-I) under ROI to R-2	Undeveloped & single family residence
West	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped

### Related Applications

Application Number	Request
NZC-21-0492	A nonconforming zone change to reclassify the site to R-2 zoning for a single family residential development is a companion item on this agenda.

## Related Applications

Application Number	Request
TM-21-500141	A tentative map for a single family 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 necessary for site, drainage, or roadway development and portions of Pyle Avenue right-of-way to accommodate detached sidewalks.

#### Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 22, 2021 at 9:00 a.m., unless otherwise announced.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

### PRELIMINARY STAFF CONDITIONS:

#### Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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 that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

#### Public Works - Development Review

- Right-of-way dedication to include 35 feet to the back of curb for Arville Street, 35 feet to the back of curb for Pyle Avenue, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;

- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Building Department - Fire Prevention**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** KB HOME LAS VEGAS, INC

**CONTACT:** THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV  
89120