

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-26-0082-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:**

**VACATE AND ABANDON** easements of interest to Clark County located between Pyle Avenue and Le Baron Avenue, and Arville Street and Hinson Street (alignment) within Enterprise (description on file). JJ/md/cv (For possible action)

RELATED INFORMATION:

**APN:**

177-30-605-003

**LAND USE PLAN:**

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of patent easements within the project site. The easements are no longer needed and the vacation is necessary to facilitate development of the site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-25-0350	Zone change from RS20 to RS5.2	Withdrawn at BCC	October 2025
WS-25-0351	Waivers of development standards to increase retaining wall height and reduce back of curb radius, and a design review for a single-family residential development	Withdrawn at BCC	October 2025
VS-25-0352	Vacation and abandonment of patent easements	Withdrawn at BCC	October 2025
TM-25-500086	Tentative map for a 6 lot single-family residential subdivision	Withdrawn at BCC	October 2025

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS10	Single-family residential
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS3.3	Single-family residential

### Surrounding Land Use

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

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

### Related Applications

Application Number	Request
PA-26-700006	A plan amendment from Low-Intensity Suburban Neighborhood (LN) to Neighborhood Commercial (NC) is a companion item on this agenda.
ZC-26-0081	A zone change from RS20 to CG is a companion item on this agenda.
WS-26-0083	A waiver of development standards and design review for a restaurant and related facility is a companion item on this agenda.
TM-26-500022	A tentative map for a 1 lot commercial 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.

#### 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: April 21, 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 Arville Street, 35 feet to the back of curb for Pyle 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 the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No objection.

**TAB/CAC:** Enterprise - approval.

**APPROVALS:** 3 cards

**PROTESTS:** 17 cards, 1 letter

**APPLICANT:** UMER MALIK

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