

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0765-NEVADA INTERNATIONAL INVEST, LTD:

VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Silverado Ranch Boulevard, and Ensworth Street and the I-15 Freeway within Enterprise (description on file). MN/dd/cv (For possible action)

RELATED INFORMATION:

APN:

177-20-801-001

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 patent easements on the subject parcel to accommodate detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-900177-12	Administrative design review for the conversion to an electronic message unit for an off-premise sign	Approved by ZA	March 2012
UC-0175-08	Use permit, waiver of development standards, and a design review for a temporary sales office	Approved by PC	April 2008
ET-400305-05 (DR-1765-03)	First extension of time for an office building - expired	Approved by BCC	February 2006
ZC-1309-05	Zone change, use permits, and a design review for a mixed-use development - expired	Approved by BCC	January 2006
DR-1765-03	Design review for an office building - expired	Approved by BCC	December 2003
UC-0784-03	Use permit for an off-premises advertising sign	Approved by BCC	June 2003
ZC-0810-01	Zone change from R-E to C-1 for an office warehouse complex	Approved by BCC	December 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Manufactured home park
South	Entertainment Mixed-Use	RM32	Multi-family residential
East	Entertainment Mixed-Use	RM18	Single-family residential
West*	Business Employment	RS20	Undeveloped

*Immediately to the west is I-15

Related Applications

Application Number	Request
PA-25-700048	A plan amendment from Entertainment Mixed-Use (EM) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0763	A zone change from CG to RS2 is a companion item on this agenda.
WS-25-0764	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.
WS-25-0782	A waiver of development standards for a Public Works standards related to a minor subdivision is a companion item on this agenda.
TM-25-500186	A tentative map for a 48 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.

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: December 16, 2025 – APPROVED – Vote: Unanimous Absent: Gibson

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 shall be required with future development as determined by Public Works - Development Review;
- Right-of-way dedication to include 25 feet to the back of curb for Ensworth Street, 25 feet to the back of curb for Richmar Avenue, a portion of a cul-de-sac and associated spandrel;
- 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.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS: 2 cards

PROTESTS: 7 cards

APPLICANT: NEVADA INTERNATIONAL INVEST, LTD

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