

02/03/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0856-ISABELLE INVESTMENTS, LLC:**

**VACATE AND ABANDON** a portion of right-of-way being Decatur Boulevard located between Spring Mountain Road and Pioneer Avenue; a portion of right-of-way being Pioneer Avenue located between Decatur Boulevard and Frontier Street; and a portion of right-of-way being Frontier Street located between Spring Mountain Road and Pioneer Avenue within Paradise (description on file). JJ/rr/kh (For possible action)

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RELATED INFORMATION:

**APN:**

162-18-110-028 through 162-18-110-034

**PROPOSED LAND USE PLAN:**

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of portions of rights-of-way along Decatur Boulevard, Pioneer Avenue, and Frontier Street for detached sidewalks.

**Prior Land Use Requests (APN 162-18-110-028 and 162-18-110-029 only)**

Application Number	Request	Action	Date
UC-0895-03	Outside storage in conjunction with an equipment rental business - expired	Approved by PC	July 2003

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Place of worship & single-family residential
South	Corridor Mixed-Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG & RS20	Retail center & single-family residence
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Single-family residential
West	Neighborhood Commercial & Corridor Mixed-Use	CG	Retail, mini-warehouse, vehicle sales & repair

**Related Applications**

<b>Application Number</b>	<b>Request</b>
PA-25-700054	A plan amendment redesignating portions of the site from Urban Neighborhood, Compact Neighborhood and Mid-Intensity Suburban Neighborhood to Corridor Mixed-Use is a companion item on this agenda.
ZC-25-0855	A zone change to reclassify a portion of the site from RS20 to CG zoning is a companion item on this agenda.
WS-25-0857	Waivers of development standards and a design review for a proposed shopping center 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 right-of-way for detached sidewalks.

**Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 4, 2026 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:****Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised within 2 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 spandrel at the intersection of Pioneer Avenue and Frontier Street;
- 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:** Paradise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** KAYLEE BCHO

**CONTACT:** SCA DESIGN, 2140 E. PEBBLE ROAD, SUITE 140, LAS VEGAS, NV 89123