

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0234-HU TU TSUEI:

VACATE AND ABANDON easements of interest to Clark County located between Arville Street and Decatur Boulevard, and between Windmill Lane and Shelbourne Avenue within Enterprise (description on file). JJ/sd/cv (For possible action)

RELATED INFORMATION:

APN:

177-18-101-012

LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD

BACKGROUND:**Project Description**

The applicant is requesting to vacate and abandon government patent easements and a pedestrian access easement. These easements are no longer needed for the development of the site, and vacating these easements will allow detached sidewalks to be installed along Arville Street.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Compact Neighborhood (up to 18 du/ac)	CG	Recreational Vehicle Park (Las Vegas Motorcoach)
South	Compact Neighborhood (up to 18 du/ac)	RS3.3	Single-family residential development
East	Business Employment & Corridor Mixed-Use	CG & IP	Office/warehouse & shopping center

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

Related Applications

Application Number	Request
PA-25-700019	A plan amendment to redesignate the site from Compact Neighborhood (CN) to Neighborhood Commercial (NC) is a companion item on this agenda.
UC-25-0232	A use permit for a mini-warehouse facility is a companion item on this agenda.
ZC-25-0231	A zone change to reclassify the site from RS20 to CG 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 and pedestrian access easements that are not necessary for site and 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: May 20, 2025 – APPROVED – Vote: Unanimous
Absent: Gibson

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

- Right-of-way dedication to include 35 feet back of curb for Arville Street;
- 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;
- 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

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS: 3 cards

PROTESTS: 5 cards, 1 letter

APPLICANT: SIDHOM BROTHERS COMPANY, LLC

CONTACT: MARISSA FEHRMAN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DRIVE #650, LAS VEGAS, NV 89135