

06/18/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0330-WNDG, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Starr Avenue and Neal Avenue, and between Parvin Street and I-15 within Enterprise (description on file). MN/jud/cv (For possible action)

RELATED INFORMATION:

APN:

191-05-501-008

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of patent easements. These easements are no longer necessary for development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-22-900818	Billboard conversion to digital format	Approved by ZA	April 2023
ADR-21-900422	Billboard relocation	Approved by ZA	August 2021
ADR-08-900912	Installation of a communication tower	Approved by ZA	July 2008
UC-1419-02	Use permit to install an off-premises advertising sign	Approved by BCC	December 2002
ZC-1170-02	Reclassified 3.9 acres from R-E to C-G zoning for a shopping center	Approved by BCC	November 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	RS20	Undeveloped
South	Entertainment Mixed-Use	CG & RS20	Communication tower & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Entertainment Mixed-Use	CG	Undeveloped
West	Entertainment Mixed-Use	R-2	single-family residential

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

Related Applications

Application Number	Request
UC-25-0329	A use permit to allow a mini-warehouse and outdoor storage facility 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.

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

- Right-of-way dedication to include 25 feet to the back of curb and a portion of a cul-de-sac for Neal Avenue;
- 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:

PROTESTS:

APPLICANT: WNDG, LLC

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