

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0044-REGIONAL MARYLAND, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Radcliff Street and Maryland Parkway, and Cactus Avenue and Levi Avenue; a portion of right-of-way being Cactus Avenue located between Radcliff Street and Maryland Parkway; and a portion of right-of-way being Maryland Parkway located between Cactus Avenue and Levi Avenue within Enterprise (description on file). MN/rg/cv (For possible action)

RELATED INFORMATION:

APN:

177-34-501-002

PROPOSED LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

The applicant is requesting the vacation and abandonment of easements within the subject site, as well as portions of public right-of-way. These easements are no longer needed to support the proposed residential subdivision, and the right-of-way vacation is necessary to accommodate the placement of detached sidewalks.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family residential
South	Compact Neighborhood (up to 18 du/ac)	RM18	Single-family residential (townhomes)
East	City of Henderson	CC	Convenience store with gas pumps
West	Compact Neighborhood (up to 18 du/ac)	RS3.3	Single-family residential

Related Applications

Application Number	Request
PA-26-700002	A plan amendment to redesignate the site from Neighborhood Commercial (NC) to Compact Neighborhood (CN) is a companion item on this agenda.

Related Applications

Application Number	Request
ZC-26-0043	A zone change to reclassify the site from RS20 to RM18 zoning is a companion item on this agenda.
WS-26-0045	A waiver of development standards for modified standard drawings and to increase the number of dwelling units on a stub street is a companion item on this agenda.
PUD-26-0046	A planned unit development for a single-family attached residential development (townhomes) is a companion item on this agenda.
TM-26-500010	A tentative map for a 46 lot single-family attached residential subdivision (townhomes) 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 are not needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

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: March 17, 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;
- 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: Enterprise - approval.

APPROVALS: 3 cards

PROTESTS: 23 cards, 1 letter

APPLICANT: AMANDA WILLIAMS

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