

03/03/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0014-S C CACTUS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Dean Martin Drive and Las Vegas Boulevard South, and Cactus Avenue and Erie Avenue (alignment) within Enterprise (description on file). MN/nai/kh (For possible action)

RELATED INFORMATION:

APN:

177-32-601-007; 177-32-601-008

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon existing easements which are no longer needed for the development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0588	Vacation and abandonment for easements - recorded	Approved by PC	November 2023
WS-23-0508	A waiver of development standards to eliminate street landscaping	Approved by PC	November 2023
DA-0971-01	Development agreement - expired	Approved by BCC	November 2001
ZC-0674-01	Zone change to reclassify 259.6 acres to H-1 zoning for a resort hotel	Approved by BCC	November 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR, CG, & RS20	Undeveloped
South	Entertainment Mixed-Use	CR & CG	Undeveloped
East	Entertainment Mixed-Use Corridor Mixed-Use & Neighborhood Commercial	CG, H-2, CP, & CR	Undeveloped, shopping center, & emergency room facility

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20, CC, RS3.3, & PF	Interstate 15, single-family residential, elementary school, & multi-family residential

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

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 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

- 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 that this department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: SC CACTUS, LLC

CONTACT: REBECCA MILTENBERGER, BROWNSTEIN HYATT FARBER SCHREC,
100 NORTH CITY PARKWAY, SUITE 1600, LAS VEGAS, NV 89106