

09/03/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0508-NEW CHINATOWN INVESTMENT, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Camero Avenue (alignment) and Wigwam Avenue, and between Rainbow Boulevard and Montessori Street within Enterprise (description on file). JJ/mh/kh (For possible action)

RELATED INFORMATION:

APN:

176-15-601-010

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of easements to facilitate the development of the site while dedicating the required portions to the public rights-of-way.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0233-05	Reclassified from R-E to C-2 zoning for a future commercial development	Approved by BCC	April 2005
MPC-0466-02	Major project for a neighborhood plan for a mixed-use major project comprehensive planned community and identification of related issues to Clark County and affected property owners	Approved by BCC	August 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CG	Undeveloped
South	Corridor Mixed-Use	RS20	Undeveloped
East	Corridor Mixed-Use	CG	Undeveloped
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Undeveloped

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

Related Applications

Application Number	Request
WS-25-0507	Waivers of development standards and a design review for a 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 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

- Drainage study and compliance;
- Right-of-way dedication to include 25 feet to the back of curb for Camero Avenue, 35 feet to the back of curb for Wigwam Avenue, between 55 feet and 60 feet for Rainbow Boulevard, and associated spandrels;
- 30 days to coordinate with Public Works - Construction Management Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Rainbow Boulevard improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;

- The installation of detached sidewalks will require the dedication to back of curb 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:

PROTESTS:

APPLICANT: SCA DESIGN

CONTACT: SCA DESIGN, 2525 W. HORIZON RIDGE PARKWAY, SUITE 230,
HENDERSON, NV 89052