

06/18/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0326-CHETAK DEVELOPMENT:

VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Polaris Avenue (alignment), and between Cactus Avenue and Rush Avenue (alignment); a portion of right-of-way being Valley View Boulevard located between Cactus Avenue and Rush Avenue (alignment); and a portion of right-of-way being Cactus Avenue located between Valley View Boulevard and Polaris Avenue (alignment) within Enterprise (description on file). JJ/jud/cv (For possible action)

RELATED INFORMATION:

APN:

177-29-404-009; 177-29-404-010

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon patent easements throughout the subject parcels since these easements are no longer needed. In addition, the applicant is requesting to vacate portions of rights-of-way being Valley View Boulevard and Cactus Avenue to accommodate detached sidewalks.

Prior Land Use Requests APN 177-29-404-009

Application Number	Request	Action	Date
VS-19-0966	Vacated and abandoned patent easements	Approved by PC	February 2020
VS-0280-16	Vacated and abandoned patent easements - expired	Approved by PC	June 2016

Prior Land Use Requests APN 177-29-404-010

Application Number	Request	Action	Date
WS-20-0407	Waivers of developments standards and design review for signs in conjunction with an existing shopping center	Approved by BCC	November 2020

Prior Land Use Requests APN 177-29-404-010

Application Number	Request	Action	Date
WS-20-0245	Reduced parking to 89 spaces where 120 spaces are required in conjunction with an existing commercial development	Approved by BCC	August 2020
ET-20-400042 (DR-0173-17)	Second extension of time to commence a tavern	Approved by BCC	June 2020
UC-19-0751	Retail marijuana store	Approved by BCC	November 2019
UC-19-0752	Retail marijuana store	Approved by BCC	November 2019
ADET-19-900254 (DR-0173-17)	Extended the time limit to commence a design review for a proposed tavern	Approved by ZA	June 2019
ET-18-400114 (WS-0130-16)	First extension of time for a comprehensive sign plan in conjunction with the subject property for this application	Approved by BCC	July 2018
DR-0173-17	Tavern (Dotty's) within the retail center - subject to a 1 year administrative review	Approved by BCC	April 2017
NZC-0637-16	Reclassified 9.7 acres from R-E and C-1 zoning to C-2 zoning and a design review for a proposed shopping center, veterinarian office, and mini-warehouse facility - expired (design review for veterinarian, mini-warehouse, and northern portion of the shopping center)	Approved by BCC	December 2016
NZC-0366-16	Reclassified 4.7 acres from R-E and C-1 to C-2 zoning and a design review for a proposed shopping center with a lighting plan - withdrawn	Withdrawn	July 2016
WS-0130-16	Allowed an animated sign (video unit) and a design review for a comprehensive sign plan with a previously approved retail center	Approved by BCC	May 2016
DR-0787-15	Established a comprehensive lighting plan in conjunction with a previously approved retail center	Approved by BCC	January 2016
VS-0924-14	Vacated and abandoned patent easements	Approved by PC	January 2015
ZC-0596-14	Reclassified 2.5 acres (subject parcel related to this application) from R-E to C-1 zoning for a retail center	Approved by BCC	August 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	RM18	Recently approved single-family residential development
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RM18	Multi-family residential development
East	Neighborhood Commercial (NC)	CG	Undeveloped
West	Corridor Mixed-Use (CM)	RS20	Undeveloped

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

Related Applications

Application Number	Request
ZC-25-0325	Reclassifying 1.86 acres from RS20 to CG is a companion item on this agenda.
WS-25-0327	Waivers of development standards and design review for a shopping center is a companion item on this agenda.
TM-25-500082	A tentative map for a 1 lot commercial subdivision 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 and right-of-way for detached sidewalks.

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 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

- Applicant to coordinate a contribution with Public Works for the worm island median on Valley View Boulevard;
- 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:

PROTESTS:

APPLICANT: CHETAK DEVELOPMENT

CONTACT: MAREN PARRY, BALLARD SPAHR, 1980 FESTIVAL PLAZA DRIVE,
SUITE 900, LAS VEGAS, NV 89135