

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0037-ZHENG DA, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Cameron Street (alignment), and Ford Avenue and Pebble Road; and a portion of right-of-way being Decatur Boulevard located between Ford Avenue and Pebble Road within Enterprise (description on file). JJ/hw/cv (For possible action)

RELATED INFORMATION:

APN:

177-18-401-001

PROPOSED LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of easements located within the subject site. Additionally, the plans depict the vacation and abandonment of a portion of Decatur Boulevard located along the western portion of the subject site. The easements are being requested to be vacated as they are no longer needed for the development of roads or utilities, and the right-of-way is being requested to be vacated to accommodate detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0460	A use permit for a restaurant & supper club with on-premises consumption of alcohol - expired	Approved by BCC	August 2019
UC-15-0802	A use permit for package alcohol sales, convenience store, gasoline station, offices, retail sales, and personal services in conjunction with a proposed retail center - expired	Approved by BCC	February 2016

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Emergency care & medical office development
South & East	Compact Neighborhood (up to 18 du/ac)	RM32	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Corridor Mixed-Use	CG	Shopping center

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

Related Applications

Application Number	Request
PA-26-700001	A plan amendment from Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM) is a companion item on this agenda.
ZC-26-0038	A zone change from H-2 & RS20 to CG is a companion item on this agenda.
UC-26-0039	A use permit, waivers of development standards, and design review for a retail and restaurant building with outdoor dining 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 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 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;

- 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;
- Coordinate with Public Works - Development Review Division regarding the purchase of the vacated right-of-way;
- 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

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise – approval.

APPROVALS: 5 cards

PROTESTS: 6 cards, 1 letter

COUNTY COMMISSION ACTION: April 22, 2026 – HELD – To 05/06/26 – per the Board of County Commissioners.

APPLICANT: MOE MOMENI

CONTACT: MOE MOMENI, 8360 W. SAHARA AVENUE, LAS VEGAS, NV 89117