

04/21/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0124-ZSKSMAZ TOWNSHIP FAMILY TRUST ETAL & MALIK UMER TRS:

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

RELATED INFORMATION:

APN:

177-29-401-001

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon patent easements within the subject property. Additionally, they are requesting to vacate and abandon 5 feet of Frias Avenue right-of-way along the north property line to allow for detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-25-0323	Use permit, waivers of development standards, and a design review for a mini-warehouse facility	Approved by BCC	June 2025
VS-25-0324	A vacation and abandonment of easements	Approved by BCC	June 2025
WS-21-0333	Waiver of development standards to increase retaining wall height and design review for increased grade - expired	Approved by BCC	August 2021
VS-21-0334	Vacation and abandonment of easements of interest - expired	Approved by BCC	August 2021
ADR-21-900291	Administrative design review for modifications to a previously approved mini-warehouse facility - expired	Approved by ZA	July 2021
ADET-21-900219 (ZC-19-0210)	Extension of time for a mini-warehouse and recreational vehicle storage - expired	Approved by ZA	May 2021

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0210	Zone change from R-E to C-1 for mini-warehouse and recreational vehicle storage - use permit, waiver of development standards, and design review - expired	Approved by BCC	May 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Compact Neighborhood: Up to 18 du/ac)	RM18	Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Undeveloped
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS3.3	Single-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 patent 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 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

- 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: UMER MALIK

CONTACT: TANEY ENGINEERING, 5670 WYNN ROAD, LAS VEGAS, NV 89118