

12/17/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0759-MOHAWK CAPITAL MANAGEMENT, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Sobb Avenue (alignment) and Post Road, and between Lindell Road and Mohawk Street within Spring Valley (description on file). MN/jud/cv (For possible action)

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RELATED INFORMATION:

**APN:**

163-36-701-015; 163-36-701-016

**LAND USE PLAN:**

SPRING VALLEY - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

This is a request to vacate patent easements which are no longer needed for the development of the site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
PA-23-700052	Redesignated the site and the properties to the north and south from Ranch Estate Neighborhood (RN) to Business Employment (BE)	Adopted by BCC	March 2024
ZC-1111-08	Established the RNP-I overlay in Spring Valley	Approved by BCC	February 2009

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-65)	Undeveloped
South	Business Employment	RS20 (NPO-RNP & AE-65)	Single-family residential
East	Business Employment	IP (AE-65)	Undeveloped
West	Public Use	RS20 (AE-65)	Undeveloped

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-25-0758	A zone change from RS20 to IP 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.

**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.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:** Spring Valley - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MOHAWK CAPITAL MANAGEMENT, LLC

**CONTACT:** STORM DEVELOPMENT SERVICES, 9811 W. CHARLESTON  
BOULEVARD, SUITE 2, LAS VEGAS, NV 89117