

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0021-GALKOS, LLC:

HOLDOVER VACATE AND ABANDON a portion of right-of-way being Windy Road located between Teco Avenue and Sunset Road; and a portion of right-of-way being Sunset Road located between Windy Road and Ensworth Street within Paradise (description on file). MN/md/kh (For possible action)

RELATED INFORMATION:

APN:

162-32-810-004

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of rights-of-way along the southeast portion of the site, adjacent to Windy Road, and the south property line, adjacent to Sunset Road. The vacation of rights-of-way is necessary to accommodate the required detached sidewalks along the public streets.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-900665-02	Parking lot APN 162-32-810-004 and warehouse addition APN 162-32-810-006	Approved by ZA	August 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL (AE-70)	Office/warehouse
South	Entertainment Mixed-Use	CR (AE-65 & AE-70)	Town Square
East	Business Employment	IL (AE-65 & AE-70)	Industrial & warehouse buildings
West	Business Employment	IL (AE-65 & AE-70)	Office/warehouse

Related Applications

Application Number	Request
UC-26-0020	Use permits, waiver of development standards, and design review for outdoor storage and display and truck parking or staging is a companion item on this agenda.
TM-26-500002	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 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

- 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;
- 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

- Applicant is advised that this department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

COUNTY COMMISSION ACTION: March 4, 2026 – HELD – To 03/18/26 – per the applicant.

APPLICANT: GALKOS, LLC

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