

04/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0178-MAVERIK, INC.:

VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Bonita Vista Street, and between Russell Road and Spanish Ridge Avenue within Spring Valley (description on file). JJ/dd/kh (For possible action)

RELATED INFORMATION:

APN:

163-29-813-003; 163-29-813-005

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of pedestrian access easements located along the eastern and southern portions of the due to the closure of an existing driveway on Durango Drive and the relocation of a portion of the driveways on both Russell Road and Durango Drive.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-24-400077 (UC-22-0319)	First extension of time for reduced residential separation, alternative landscaping and driveways, and design review for a gas station and convenience store	Approved by BCC	August 2024
UC-22-0319	Reduced residential separation, alternative landscaping and driveways, and design review for a gas station and convenience store	Approved by BCC	August 2022
DR-18-0376	Signage and lighting for a convenience store - expired	Approved by BCC	July 2018
VS-18-0150	Vacated and abandoned a drainage easement and flood control right-of-way	Approved by PC	April 2018
WS-0983-17	Convenience store and gasoline station - expired	Approved by BCC	December 2017
VS-0585-15	Vacated and abandoned a 5 foot wide portion of right-of-way being Durango Drive	Approved by PC	October 2015
TM-0012-15	Commercial subdivision	Approved by PC	March 2015

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1091-06	Convenience store with gasoline pumps and car wash - expired	Approved by BCC	November 2006
ZC-0784-05	Reclassified the project site to C-2	Approved by BCC	June 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-use	CG	Undeveloped
South	Corridor Mixed-use	CG	Convenience store & gasoline station
East	Public Use	PF	Drainage detention basin
West	Corridor Mixed-use	RM18	Single-family residential development

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

Related Applications

Application Number	Request
WS-25-0177	A waiver of development standards and design review for a gasoline station and convenience store 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 pedestrian access easements that are not necessary 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: RICHARD MADSEN PIGGOTT

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