

05/20/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0200-MBM FAMILY TRUST & MAILE MARVIN M. & JANICE A. TRS:

VACATE AND ABANDON easements of interest to Clark County located between Arville Street (alignment) and Hinson Street (alignment), and Ray Way (alignment) and Huckleberry Lane, and a portion of a right-of-way being Arville Street (alignment) located between Ray Way (alignment) and Huckleberry Lane within the South County planning area (description on file). JJ/jam/cv (For possible action)

RELATED INFORMATION:

APN:

191-19-601-005

LAND USE PLAN:

SOUTH COUNTY (SLOAN) - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The applicant is requesting the vacation and abandonment of a right-of-way and patent easements that are no longer necessary for the development of this site.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1027-01	Waiver of development standards for overhead power transmission lines	Approved by PC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Business Employment	RS80	Undeveloped

Related Applications

Application Number	Request
ZC-26-0198	A zone change from RS80 to IL is a companion item on this agenda.
WS-26-0199	Waivers of Development Standards and a design review for outdoor storage 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 and right-of-way 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

- Drainage study and compliance;
- Right-of-way dedication to include a portion of an elbow at the intersection of Arville Street and Huckleberry Lane;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant to coordinate with Public Works - Development Review to apply for a Bureau of Land Management (BLM) right-of-way grant;
- 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 to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MBM FAMILY TRUST, TRUSTEE

CONTACT: JPL ENGINEERING, INC., 6725 S. EASTERN AVENUE, SUITE 5, LAS VEGAS, NV 89119