

07/08/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0287-GOLDSTROM & DEAN II, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Cameron Street, and Dewey Drive and Hacienda Avenue within Paradise (description on file). MN/bb/kh (For possible action)

RELATED INFORMATION:

APN:

162-30-311-001

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The applicant is proposing to vacate easements within the subject parcel that are no longer necessary for the development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-25-0290	Waiver of development standards for outdoor storage, setbacks, and landscaping	Approved by PC	June 2025
VS-25-0291	Vacation and abandonment for right-of-way and easements	Approved by PC	June 2025
WS-0009-12	Waiver of development standards for overhead communication line on multiple parcels	Approved by PC	March 2012
TM-500098-08	Tentative map for 1 lot industrial subdivision	Approved by PC	June 2008
ET-400285-01 (UC-213-87)	Fourth extension of time for a use permit	Approved by PC	November 2001
UC-213-87	Third extension of time for a use permit	Approved by PC	September 1996
ET-332-91 (UC-213-87)	Second extension of time for a use permit	Approved by BCC	November 1991
UC-213-87	First extension of time for a use permit	Approved by PC	September 1989
UC-213-87	Use permit to maintain a mobile home as a watchman's residence in conjunction with an equipment storage yard	Approved by PC	August 1987

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL	Office/warehouse development & vehicle maintenance & repair
South	Business Employment	IL	Vehicle maintenance & repair, vehicle paint/body shop; veterinarian clinic; & outdoor storage
East	Business Employment	IL	Office/warehouse complex & equipment rental
West	Business Employment	IP & IL	Office/warehouse building & vehicle maintenance & repair complex

Related Applications

Application Number	Request
WS-26-0286	Waiver of development standards and design review for a warehouse building 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.

Public Works - Development Review

Staff has no objection to the vacation of 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

- Drainage study and compliance;
- Grant all necessary easements;
- 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:

APPLICANT: LEXA GREEN

CONTACT: LEXA GREEN, KAEMPFER CROWELL, 8120 PYRENEES LANE, LAS VEGAS, NV 89161