

06/04/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0299-DANRAY REVOCABLE LIVING TRUST ETAL & SEID DANIEL KONG TRS:

VACATE AND ABANDON easements of interest to Clark County located between Cullen Avenue and Roark Avenue (alignment), and between Hinson Street and Schuster Street within Sloan (description on file). JJ/gc/kh (For possible action)

RELATED INFORMATION:

APN:

191-19-501-002; 191-19-501-003

LAND USE PLAN:

SOUTH COUNTY (SLOAN) - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of government patent easements within both subject parcels. The applicant states that the easements are no longer needed, and approval of this request will not result in any negative impact to the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0649	Reclassified the eastern parcel from R-U to M-1 zoning subject to no resolution of intent with use permits, waivers of development standards, and design reviews for an outside storage yard and membrane shade structure - expired	Approved by BCC	October 2019
UC-0315-10	Commercial agriculture gardening/greenhouse facility (tree farm) subject to 1 year to commence and review - expired	Approved by PC	August 2010
NZC-1528-06	Reclassified the site from R-U to M-D zoning - expired	Approved by BCC	January 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Business Employment	RS80	U.S. Army Reserve Center
South	Business Employment	RS80	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Business Employment	RS80	Undeveloped

Related Applications

Application Number	Request
ZC-25-0297	A zone change to reclassify the western parcel from RS80 to IL is a companion item on this agenda.
WS-25-0298	Waivers of development standards and design reviews for outside 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 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

- Drainage study and compliance;
- Applicant to coordinate a contribution with Public Works - Development Review for improvements on Sloan Road;

- 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: DANRAY REVOCABLE LIVING TRUST

CONTACT: JOSH HARNEY, BAUGHMAN & TURNER INC., 1210 HINSON STREET,
LAS VEGAS, NV 89102