

05/06/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0206-WH PROPERTIES, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Oquendo Road and Ponderosa Way (alignment), and between Rainbow Boulevard and Rosanna Street within Spring Valley (description on file). MN/nai/cv (For possible action)

RELATED INFORMATION:

APN:

163-34-601-037

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

The applicant is requesting to vacate a flood control easement that is no longer necessary.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-24-0679	Use permit for outdoor dining and drinking; Waiver of development standards for reduced driveway departure distance; and design review for a proposed commercial development	Approved by BCC	January 2025
VS-24-0680	Vacated a portion of Oquendo Road	Approved by BCC	January 2025
VS-1813-05	Vacated portions of Rainbow Boulevard and Patrick Lane	Approved by PC	January 2006
ZC-1740-04	Office/retail buildings and a mini-warehouse	Approved by BCC	November 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Corridor Mixed-Use	CG (AE-60)	Office & commercial complex
South	Corridor Mixed-Use	CG (AE-60)	Undeveloped
East	Neighborhood Commercial	CG (AE-60)	Office complex

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 drainage easements that are not necessary for site and drainage 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

- Compliance with approved drainage study;
- 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.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: AMY GRAYBILL

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