

01/20/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0707-FORT APACHE INVESTMENT, LLC:

VACATE AND ABANDON a portion of right-of-way being Fort Apache Road located between Post Road and Patrick Lane within Spring Valley (description on file). JJ/sd/cv (For possible action)

RELATED INFORMATION:

APN:

163-32-301-023

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The plans depict a vacation of a 5 foot wide portion of Fort Apache Road in conjunction with a new professional office building to allow for construction of a detached sidewalk.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-25-900863	Administrative design review for new office building	Approved by ZA	December 2025
ZC-22-0594	Zone change from RE to CP zone	Approved by BCC	December 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	CG	Medical offices
South & East	Business Employment	RM32 & RS20	Flood channel & multi-family residential
West	Neighborhood Commercial	RS20	Undeveloped

*This parcel is located in the Public Facilities Needs Assessment (PFNA) area.

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 right-of-way for detached sidewalks.

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;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- 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.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HAMID PANAHI

CONTACT: HAMID PANAHI, HP ATELIER, 9520 LOST GROVE ROAD, RIVERSIDE, CA 92508