

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0728-H D OLETA, LLC:

VACATE AND ABANDON easements of interest to Clark County located between El Camino Road and Jones Boulevard, and Oleta Avenue and Serene Avenue; and a portion of a right-of-way being Oleta Avenue located between El Camino Road and Jones Boulevard within Enterprise (description on file). JJ/rr/kh (For possible action)

RELATED INFORMATION:

APN:

176-23-601-013; 176-23-601-018

PROPOSED LAND USE PLAN:

ENTERPRISE - INDUSTRIAL EMPLOYMENT

BACKGROUND:**Project Description**

The plans depict the vacation and abandonment of a portion of right-of-way and an easement which are no longer needed for the development of the site.

Prior Land Use Requests (APN 176-23-601-013 only)

Application Number	Request	Action	Date
PA-23-700007	Plan Amendment from Business Employment (BE) to Industrial Employment (IE) for APN 176-23-601-013	Approved by BCC	June 2023
ZC-23-0149	Zone Change from R-E to M-1 for APN 176-23-601-013; a use permit and design review for an office and a warehouse with outdoor storage	Approved by BCC	June 2023
VS-23-0150	Vacation and abandonment of government patent easements	Approved by BCC	June 2023

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL & RS20	Union Pacific office building, UPRR right-of-way & outdoor storage
South	Business Employment	RS80	Gravel pit & concrete batch plant
East	Business Employment	IL	Convenience store, car wash & gas station & commercial with outdoor storage

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Business Employment	IL	UPRR right-of-way & industrial uses with outdoor storage

The subject site is located within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
PA-25-700044	A plan amendment from Open Lands (OL) to Industrial Employment (IE) is a companion item on this agenda.
ZC-25-0726	A zone change to reclassify APN 176-23-601-018 from RS20 to IL is a companion item on this agenda.
WS-25-0727	Waivers of development standards and a design review for an office/warehouse complex which includes the adjacent parcel to the northeast APN 176-23-601-013 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 a right-of-way grant that is not needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

Staff Recommendation

Approval. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: December 2, 2025 – APPROVED – Vote: Aye: Kilarski, Frasier, Mujica, Gibson, Kirk, Stone Nay: Roitman

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 40 feet for Serene Avenue;
- 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;
- 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.

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: Enterprise - approval.

APPROVALS:

PROTESTS: 4 cards, 1 letter

APPLICANT: MARK MULHALL

CONTACT: MARK MULHALL, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135