

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0239-PHO, LLC:

AMENDED HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Quail Avenue and Oquendo Road, and between Wynn Road and Valley View Boulevard; a portion of right-of-way being Valley View Boulevard located between Quail Avenue and Oquendo Road (previously not notified); a portion of right-of-way being Quail Avenue located between Wynn Road and Valley View Boulevard; and a portion of right-of-way being Oquendo Road located between Wynn Road and Valley View Boulevard within Paradise (description on file). MN/md/cv (For possible action)

RELATED INFORMATION:

APN:

162-31-505-003; 162-31-505-006; 162-31-505-008

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:**Project Description**

The plans depict the vacation and abandonment of government patent easements located within the boundaries of the project site. Furthermore, the plans also illustrate the vacation and abandonment of 5 foot wide portions of right-of-way being Quail Avenue, Oquendo Road, and **Valley View Boulevard**. The patent easements are no longer needed for right-of-way or utility purposes and the vacation of right-of-way is necessary to accommodate the required detached sidewalks along Quail Avenue, Oquendo Road, **and Valley View Boulevard**.

Prior Land Use Requests APN 162-31-505-003

Application Number	Request	Action	Date
ADR-18-900473	Office/warehouse building addition with street landscape improvements along Valley View Boulevard - expired	Approved by ZA	September 2018
DR-0417-97	2 metal canopies in conjunction with an outdoor storage yard	Approved by PC	April 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL (AE-60)	Gas station, vehicle wash, & industrial building with outdoor storage
South	Business Employment	IL (AE-65)	Warehouse complex
East	Entertainment Mixed-Use	IL (AE-60 & AE-65)	Warehouse & manufacturing buildings
West	Business Employment	IL (AE-60 & AE-65)	Warehouse buildings with outdoor storage

Related Applications

Application Number	Request
ZC-25-0238	A zone change to reclassify the project site from IL to IP is a companion item on this agenda.
UC-25-0240	Use permits, waivers of development standards, and design review for a hotel and related facilities 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 and right-of-way that are not necessary for site development and 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

- 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: 3 cards

PROTESTS: 7 cards

COUNTY COMMISSION ACTION: May 7, 2025 – HELD – To 06/18/25 – per the applicant for the applicant to return to the Paradise Town Board.

APPLICANT: PRIMA DONNA DEVELOPMENT

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