

## PUBLIC HEARING

## APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0679-SANCHEZ FAMILY TRUST & SANCHEZ MARGARET W TRS:**

**HOLDOVER VACATE AND ABANDON** easements of interest to Clark County located between Rochelle Avenue and University Avenue, and Arville Street and Cameron Street within Paradise (description on file). MN/tpd/cv (For possible action)

## RELATED INFORMATION:

**APN:**

162-19-202-002

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:****Project Description**

The applicant is requesting to vacate and abandon an existing drainage easement within the subject property that is publicly maintained so it can be rededicated as a privately maintained drainage easement.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-22-0347	Waiver of development standards and design review for an office/warehouse	Approved PC	August 2022
DR-1487-05	Design review for an office/warehouse	Approved by PC	October 2005
WS-1979-03	Waiver of development standards and design review for light manufacturing - expired	Approved by PC	January 2004

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	IL	Manufacturing
South	Public Use	IL	School
East	Entertainment Mixed-Use	IL	Mini-warehouse
West	Entertainment Mixed-Use	IL	Warehouse

**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 the drainage easement that is not needed 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;
- 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: Paradise - approval.**

**APPROVALS: 3 cards, 1 letter**

**PROTESTS: 2 cards, 1 letter**

**PLANNING COMMISSION ACTION:** November 18, 2025 – HELD – To 12/02/25 – per the applicant.

**APPLICANT:** ACG DESIGN

**CONTACT:** ACG DESIGN, 4310 CAMERON STREET, SUITE 12-A, LAS VEGAS, NV  
89103