

07/07/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0280-SUNSET & SPENCER, LLC:

VACATE AND ABANDON a portion of a right-of-way being Spencer Street located between Sunset Road and Helm Drive within Paradise (description on file). JG/rr/cv (For possible action)

RELATED INFORMATION:

APN:

177-02-510-006

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a portion of right-of-way being Spencer Street for a proposed detached sidewalk.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-24-0105	Waiver of development standards and a design review for an office/warehouse - expired	Approved by BCC	May 2024
ZC-24-0104	Zone change from CG to IP zoning	Approved by BCC	May 2024
UC-1453-07 (ET-0359-09)	First extension of time to increase building height for a retail/office building to 55 feet - expired	Approved by PC	February 2010
UC-1435-07	Use permit for increased retail/office building height to 55 feet	Approved by PC	January 2008
ZC-1928-05	Zone change from M-D to C-2 zoning	Approved by BCC	January 2006
AV-1230-05	Administrative minor deviation to increase height of retail/office building to 55 feet - expired	Approved by ZA	November 2005
ZC-1651-02	Zone change from M-D to M-1 zoning	Denied by BCC	January 2003
WT-0167-97	Waived the finished floor elevation for an office/warehouse	Approved by PC	March 1997
ZC-0826-96	Zone change from R-E to M-D zoning	Approved by BCC	June 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF (AE-70 & AE-75)	Harry Reid International Airport
South	Business Employment	IP (AE-65)	Office/warehouse
East	Business Employment	IP (AE-65 & AE-70)	Vehicle wash (under construction)
West	Business Employment	CG (AE-65 & AE-70) & IP (AE-65)	Gas station & office/warehouse with restaurant (under construction)

Related Applications

Application Number	Request
DR-26-0281	A design review for a proposed gas station and convenience store 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 easements that are not needed for site, drainage, or roadway 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

- 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.

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:

PROTESTS:

APPLICANT: QUIKTRIP CORPORATION

CONTACT: KAEMPFER CROWELL, JENNIFER LAZOVICH, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGAS, NV 89135