

## PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0717-KHACHIKYAN MESROP:**

**HOLDOVER VACATE AND ABANDON** easements of interest to Clark County located between Jones Boulevard and Bronco Street, and Oquendo Road and Quail Avenue within Spring Valley (description on file). MN/dd/cv (For possible action)

## RELATED INFORMATION:

**APN:**

163-35-501-040

**LAND USE PLAN:**

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

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

The applicant is requesting to vacate and abandon patent easements on the subject parcel that are no longer necessary for the development of the site.

**Surrounding Land Use**

|              | <b>Planned Land Use Category</b>          | <b>Zoning District (Overlay)</b> | <b>Existing Land Use</b>  |
|--------------|---|----------------------------------|---------------------------|
| North & East | Neighborhood Commercial                   | RS20 (AE-60)                     | Undeveloped               |
| South        | Public Use                                | RS20 (AE-60)                     | Undeveloped               |
| West         | Ranch Estate Neighborhood (up to 2 du/ac) | RS20 (AE-60)                     | Single-family residential |

**Related Applications**

| <b>Application Number</b> | <b>Request</b>   |
|---------------------------|--|
| ZC-25-0715                | A zone change from RS20 to CG is a companion item on this agenda.                                  |
| UC-25-0716                | Use permit and design review for a vehicle paint and body shop 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 that are 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**

- Right-of-way dedication to include 25 feet to the back of curb for Oquendo Road and associated spandrel;
- 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)**

- Applicant is advised CCWRD has existing or proposed assets within the area proposed to be vacated per VS-25-0717; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the rights-of-way are reserved; this vacation response is contingent upon the petitioner contacting CCWRD and making suitable arrangement, at Petitioner's expense, for such easement or

relocations as required to protect CCWRD facilities and property rights within the area to be vacated; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner; additionally, the CCWRD requests no gates or fences are allowed to be installed across the subject parcel as a condition of the rights granted to the CCWRD.

**TAB/CAC:** Spring Valley - approval.

**APPROVALS:** 1 letter

**PROTESTS:** 20 cards, 3 letters

**COUNTY COMMISSION ACTION:** November 19, 2025 – HELD – To 12/17/25 – per the applicant.

**APPLICANT:** VIGEN KHACHIKYAN

**CONTACT:** LORA DREJA, BROWN, BROWN, & PREMSRIRUT, 520 S. FOURTH STREET, LAS VEGAS, NV 89101