

05/20/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0261-MADISON MOHAWK, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Post Road and Teco Avenue (alignment), and between Lindell Road and Mohawk Street; and a portion of right-of-way being Post Road located between Lindell Road and Mohawk Street within Spring Valley (description on file). MN/hw/cv (For possible action)

RELATED INFORMATION:

APN:

163-36-701-020; 163-36-701-027; 163-36-701-028; 163-36-801-001; 163-36-801-002

PROPOSED LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans show the vacation and abandonment of government patent easements and a portion of right-of-way. The government patent easements to be vacated are located along all four sides of the subject parcel and are generally 33 feet wide, except for in the northeast where the future cul-de-sac will be dedicated and in the southeast where the flood channel intersects with the parcel. The government patent easements are no longer needed for the development of the site and the surrounding area.

The portion of right-of-way to be vacated is the northern 30 feet of Post Road and will be vacated starting at the west side of Lindell Road and running east until the proposed Mohawk Street cul-de-sac in the northeast corner of the subject site. The vacation of Post Road is to prevent traffic entering neighborhoods west of Lindell Road. Additionally, the vacation of this portion of Post Road will not impact the area or the subject site, as Post Road dead-ends at the flood control channel, the vacation of the road will not cut off access to any surrounding parcels, and Mohawk Street is being developed to access Patrick Lane.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|---|-----------------|---------------|
| ZC-1111-08 | Reclassified the site from R-E (AE-65) to R-E (AE-65) (RNP-I) | Approved by BCC | February 2009 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------|---|----------------------------------|---|
| North | Business Employment | RS20 (AE-65 & NPO-RNP) | Single-family residential |
| South | Ranch Estate Neighborhood (up to 2 du/ac) | RS20 (AE-65 & NPO-RNP) | Undeveloped |
| East | Neighborhood Commercial & Business Employment | RS20 & IP (AE-65) | Undeveloped & office/warehouse w/ outside storage |
| West | Public Use | RS20 (AE-65 & NPO-RNP) | Undeveloped |

**The Tropicana Wash flood control channel is directly to the southeast of the site.

Related Applications

| Application Number | Request |
|---------------------------|--|
| PA-25-700021 | A plan amendment to redesignate the site from Ranch Estate Neighborhood (RN) to Business Employment (BE) is a companion item on this agenda. |
| ZC-25-0262 | A zone change to reclassify the site from RS20 to IP and to remove the NPO-RNP is a companion item on this agenda. |
| WS-25-0263 | A waiver of development standards and design review for a warehouse building 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, drainage, or roadway development.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 18, 2025 at 9:00 a.m., unless otherwise announced.

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 a cul-de-sac for Mohawk Street;
- Coordinate with Public Works - Development Review for cul-de-sac configuration;
- Execute a private access and maintenance agreement for property owners adjacent to Post Road;
- 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

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Spring Valley - denial.

APPROVALS:

PROTESTS:

APPLICANT: PETERSEN MANAGEMENT, LLC

CONTACT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES BOULEVARD, SUITE 165, LAS VEGAS, NV 89118