

05/20/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0176-TOMPKINS PLAZA, LLC:

VACATE AND ABANDON portion of a right-of-way being Tompkins Avenue located between Fort Apache Road and Tee Pee Lane, and portion of a right-of-way being Fort Apache Road located between Tompkins Avenue and Tropicana Avenue within Spring Valley (description on file). JJ/mh/cv (For possible action)

RELATED INFORMATION:

APN:

163-19-818-002

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of portions of rights-of-way being Tompkins Avenue and Fort Apache Road in order to accommodate detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0170-17	Use permit for vehicle rental and vehicle wash facility, with waivers of development standards for reduced separation from a residential use, and comprehensive sign plan - expired	Approved by BCC	April 2017
TM-0052-11	Tentative map for a 1 lot commercial subdivision	Approved by PC	August 2011
ET-400225-10 (UC-1583-06)	Second extension of time for a use permit, waiver, and design review for a retail and office center - expired	Approved by BCC	April 2011
ET-400327-08 (UC-1583-06)	First extension of time for a use permit, waivers of development standards, and design review for a retail and office center - expired	Approved by BCC	January 2009
UC-1583-06	Use permit, waivers of development standards, and design review for a retail and office center - expired	Approved by BCC	December 2006
DR-0867-05	Design review for an office building - expired	Approved by PC	July 2005

Prior Land Use Requests

Application Number	Request	Action	Date
ET-400110-99 (ZC-0337-97)	First extension of time for a zone change from R-E to C-1 zoning for a retail shopping center, with a use permit for a convenience store with self-service gasoline pumps	Approved by BCC	April 1999
TM-0124-98	Tentative map for a 1 lot commercial subdivision	Approved by PC	June 1998
ZC-0337-97	Zone change and use permit for a convenience store with gasoline pumps	Approved by BCC	May 1997
VS-0336-97	Vacation and abandonment for easements	Approved by BCC	April 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CG	Shopping center
South	Neighborhood Commercial	CG	Vehicle maintenance facility & shopping center
East	Corridor Mixed-Use	CG	Office complex
West	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-family residential

Related Applications

Application Number	Request
UC-25-0033	A design review, use permit, and waivers of development standards for a vehicle wash 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 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: TOMPKINS PLAZA, LLC

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