

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0305-GRAGSON S & J FAMILY TRUST ETAL & GRAGSON SCOTT R. & JILL TRS:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and between Buffalo Drive and Tenaya Way; a portion of right-of-way being Arby Avenue located between Buffalo Drive and Tenaya Way; a portion of right-of-way being Tenaya Way located between Arby Avenue and Warm Springs Road; and a portion of right-of-way being Monte Cristo Way located between Arby Avenue and Warm Springs Road within Spring Valley (description on file). MN/rr/kh (For possible action)

RELATED INFORMATION:

APN:

176-03-402-002; 176-03-402-003

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:**Project Description**

The plans provided show the vacation and abandonment of patent easements within APN 176-03-402-003 and APN 176-03-402-002. The applicant states the necessary right-of-way dedications have occurred, and additional easements will be dedicated during the Off-site Improvement Plan Review. Therefore, patent easements are no longer required, and the vacation and abandonment requests are appropriate for the development of the site. The plans show that the western 5 feet of Tenaya Way and southern 5 feet of Arby Avenue adjacent to the subject site are proposed to be vacated to accommodate detached sidewalks. The plans also show the vacation and abandonment of Monte Cristo Way along the west boundary of the site to accommodate the proposed development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-24-0474	Reclassified the site from RS20 to IL zoning with no plans	Approved by BCC	October 2024

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-60)	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Corridor Mixed-Use	CG	Undeveloped & office complex
East	Business Employment	CG	Office complex
West	Business Employment	IP	Undeveloped

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
WS-25-0306	Waivers of development standards and a design review for a warehouse and distribution center 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.

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.

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.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Spring Valley - approval.

APPROVALS: 4 cards

PROTESTS:

COUNTY COMMISSION ACTION: June 4, 2025 – HELD – To 06/18/25 – per the applicant.

APPLICANT: HOPEWELL

CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135