

05/20/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0195-DIAMOND ROARK, LLC & GKT 4:

VACATE AND ABANDON easements of interest to Clark County located between Arville Street (alignment) and Hinson Street, and between Roark Avenue (alignment) and Via Inspirada (alignment) within the South County planning area (description on file). JJ/rg/cv (For possible action)

RELATED INFORMATION:

APN:

191-19-501-006; 191-19-501-009

LAND USE PLAN:

SOUTH COUNTY (SLOAN) - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The applicant is requesting the vacation and abandonment of patent easements within the subject site. The patent easements are no longer needed for the development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-400199-09 (Nzc-0654-06)*	First extension of time for a portion of the project site from R-U to M-D - expired	Approved by BCC	September 2009
Nzc-0654-06*	Zone change for portion of the project site from an R-U to an M-D with waivers and a design review for an outdoor storage yard - expired	Approved by BCC	July 2006
VS-1159-08	Vacation and abandonment of portions of right-of-way being Schirlls Street and Hinson Street - recorded	Approved by PC	February 2009
VC-1853-99*	Variances for a kennel, temporary structures, caretaker's residence, and waive requirements for a decorative block wall - expired	Approved by PC	April 2000
SC-1717-98	Street name change to Schirlls Street	Approved by BCC	December 1998

*Prior Land Use for APN 191-19-501-006 only

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS80	United States Army Reserve Center
South, East, & West	Business Employment	RS80	Undeveloped

Related Applications

Application Number	Request
ZC-26-0193	A zone change to reclassify the site from RS80 to IL is a companion item on this agenda
UC-26-0194	Use permit, waivers of development standards, and design review for truck parking and outdoor storage and display 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

- Drainage study and compliance;

- Right-of-way dedication to include 30 feet for Roark Avenue and a portion of the cul-de-sac;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Applicant to coordinate with Public Works - Development Review to apply for a Bureau of Land Management (BLM) right-of-way grant;
- 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 to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DIAMOND ROARK, LLC & GKT 4

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