

05/19/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-26-0071-DIAMOND EDMOND, LLC:**

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

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RELATED INFORMATION:

**APN:**

163-36-502-003; 163-36-502-006

**PROPOSED LAND USE PLAN:**

SPRING VALLEY - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of easements located within the subject site. Additionally, the plans depict the vacation and abandonment of portions of Oquendo Road, Edmond Street, and Quail Avenue located along the southern, eastern, and northern portions of the subject site. The easements are being requested to be vacated as they are no longer needed for the development of roads or utilities, and the rights-of-way are being requested to be vacated to accommodate detached sidewalks.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
TM-0174-06*	Tentative map for a 1-lot commercial subdivision tentative map for the southern portion of the subject site - expired	Approved by PC	May 2006
ZC-1393-05*	Zone change reclassifying the southern portion of the site from R-E to C-P for an office complex	Approved by BCC	October 2005
UC-1568-96	A use permit to rebuild and expand an overhead transmission line along a portion of Edmond Street	Approved by BCC	November 1996

\*Only for APN 163-36-502-006

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-60)	Undeveloped
South	Neighborhood Commercial	CP (AE-60)	Office complex
East	Business Employment	IP (AE-60)	Office/warehouse
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60 & NPO-RNP)	Single-family residential & undeveloped

### Related Applications

Application Number	Request
PA-26-700005	A plan amendment from Neighborhood Commercial to Business Employment is a companion item on this agenda.
ZC-26-0070	A zone change from CP and RS20 to IP is a companion item on this agenda.
WS-26-0072	A waiver of development standards with design review for a proposed office/warehouse development is 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 and right-of-way for detached sidewalks.

#### Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 17, 2026 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**

- 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.

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

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

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** DIAMOND EDMOND, LLC

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