

01/20/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0818-GRAGSON S & J FAMILY TRUST ETAL & GRAGSON SCOTT R & JILL TRS:**

**VACATE AND ABANDON** easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and Tenaya Way and Buffalo Drive within Spring Valley (description on file). MN/nai/cv (For possible action)

---

RELATED INFORMATION:

**APN:**

176-03-402-003

**LAND USE PLAN:**

SPRING VALLEY - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of 2 public drainage easements. The applicant states a new public drainage easement will be granted as a part of the proposed development on the subject parcel.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-25-0305	Vacate and abandon patent easement and right-of-way easement	Approved by BCC	July 2025
WS-25-0306	Waivers of development standards and a design review for a warehouse and distribution center	Approved by BCC	July 2025
ZC-24-0474	Zone change from RS20 to IL zoning with no plans	Approved by BCC	October 2025

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-60)	Undeveloped
South	Corridor Mixed-Use	CG	Office complex
East	Business Employment	CG	Office complex
West	Business Employment	IL & IP	Undeveloped

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

**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 drainage 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;
- 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:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** HOPEWELL DEVELOPMENT US, LP

**CONTACT:** WOOD RODGERS, 8345 W. SUNSET ROAD, SUITE 150, LAS VEGAS, NV  
89113