

01/06/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0792-TIEMAN, MICHAEL A.:**

**VACATE AND ABANDON** easements of interest to Clark County located between Orduno Street (alignment) and Hualapai Way, and Blue Diamond Road and Agate Avenue; and a portion of right-of-way being Agate Avenue located between Orduno Street (alignment) and Hualapai Way within Red Rock (description on file). JJ/jam/kh (For possible action)

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RELATED INFORMATION:

**APN:**

175-24-501-023

**LAND USE PLAN:**

NORTHWEST COUNTY (RED ROCK) - OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)

**BACKGROUND:**

**Project Description**

The plans show the vacation and abandonment of a portion of right-of-way being Agate Avenue. In addition, the applicant is requesting to vacate patent easements which are no longer needed to develop the site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-25-0196	Zone change from H-2 to RS80 zoning	Approved by BCC	May 2025
WT-0779-95	Overhead power lines	Approved by BCC	June 1995

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, & West	Outlying Neighborhood(up to 0.5 du/ac)	RS80 (RRO)	Undeveloped
South	Open Lands	OS (RRO)	Undeveloped

**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 and right-of-way 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**

- Right-of-way dedication to include 30 feet for Agate Avenue;
- Applicant to remove all trees from the right-of-way;
- 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:** Red Rock - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** JPL ENGINEERING, INC.

**CONTACT:** JPL ENGINEERING, INC., 6725 S. EASTERN AVENUE, SUITE 5, LAS VEGAS, NV 89119