

10/08/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0576-HIGHLAND & STERLING, LLC:

VACATE AND ABANDON a portion of right-of-way being Maryland Parkway located between Pebble Road and Ford Avenue within Paradise (description on file). MN/md/kh (For possible action)

RELATED INFORMATION:

APN:

177-14-410-007

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 5 foot wide portion of right-of-way being Maryland Parkway. The vacation and abandonment is necessary to accommodate the required detached sidewalk.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-23-900450	Electric vehicle charging stations	Approved by ZA	November 2023
UC-0347-07	Drive-thru restaurant	Approved by BCC	May 2007
UC-0274-07	Liquor store - expired	Approved by PC	April 2007
WS-1265-06	Alternative fence adjacent to a residential use	Approved by PC	October 2006
UC-0856-06	Service bar with outside dining - expired	Approved by PC	July 2006
UC-0541-06	Major School	Approved by PC	May 2006
WS-0585-03	Increased freestanding sign height	Approved by BCC	July 2003
ZC-0583-03	Reclassified a portion of the site from C-P to C-1 (now CG) zoning with a design review for the overall office/retail center	Approved by BCC	June 2003

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0964-01	Reclassified a 1.3 acre portion of the site from R-E to C-P zoning	Approved by BCC	October 2001
ZC-2013-99	Reclassified the majority of the site from R-E to C-P and C-1 (now CG) zoning	Approved by BCC	March 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & East	Neighborhood Commercial	CG & CP	Shopping center
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Corridor Mixed-Use	RS3.3	Single-family residential

Related Applications

Application Number	Request
WS-25-0575	A waiver of development standards to reduce throat depth in conjunction with a proposed electric vehicle charging station 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 right-of-way for detached sidewalks.

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

- 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

- Applicant is advised that this department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: HIGHLAND & STERLING, LLC

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