

04/21/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0125-FINLEY, DAVIS W & NANCY N:

VACATE AND ABANDON a portion of a right-of-way being Patrick Lane located between Euclid Street and Topaz Street; and a portion of a right-of-way being Topaz Street located between Patrick Lane and Oquendo Road within Paradise (description on file). JG/jam/cv (For possible action)

RELATED INFORMATION:

APN:

162-36-202-025; 162-36-202-026

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The applicant is requesting to vacate portions of rights-of-way being Patrick Lane and Topaz Street to install detached sidewalks and develop the site.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0039-96	Tentative map for a 1 lot industrial subdivision - expired	Approved by PC	March 1996
ZC-1415-95	Zone change from R-E and C-P zoning to M-D zoning - expired	Approved by BCC	November 1995
ZC-342-93	Zone change for the eastern parcel from R-E to C-P zoning	Approved by BCC	April 1993

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS20 (AE-65 & AE-70)	Single-family residential & undeveloped
South	Public Use	PF (AE-65, AE-70, & AE-RPZ)	Cemetery
East	Neighborhood Commercial	IP (AE-60 & AE-65)	Office/warehouse buildings
West	Public Use	RS20 (AE-70)	Place of worship

Related Applications

Application Number	Request
PA-26-700008	A plan amendment from Neighborhood Commercial (NC) to Business Employment (BE) is a companion item on this agenda.
ZC-26-0126	A zone change from RS20 & CP to IP zoning is a companion item on this agenda.
TM-26-500031	A tentative map for a 1 lot industrial subdivision is a companion item on this agenda.
WS-26-0127	Waivers of development standards and design review for an industrial development 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. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 20, 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 4 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

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- 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: Paradise - denial.

APPROVALS:

PROTESTS:

APPLICANT: RAY FREDERICKSEN

CONTACT: RAY FREDERICKSEN, 4525 W. HACIENDA AVENUE, STE 1, LAS VEGAS, NV 89118