

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0291-GOLDSTROM & DEAN II, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Hacienda Avenue and Diablo Drive (alignment), and between Cameron Street and Decatur Boulevard; a portion of a right-of-way being Cameron Street located between Hacienda Avenue and Diablo Drive (alignment); and a portion of right-of-way being Decatur Boulevard located between Hacienda Avenue and Diablo Drive (alignment) within Paradise (description on file). MN/md/kh (For possible action)

RELATED INFORMATION:

APN:

162-30-311-001

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:**Project Description**

The plans depict the vacation and abandonment of 2 separate, 5 foot wide portions of right-of-way being Decatur Boulevard and Cameron Street. The vacation and abandonment of the right-of-way is necessary to accommodate the required detached sidewalks along the 2 streets. The plans also depict the vacation and abandonment of a 3 foot wide streetlight and traffic control device easement along Decatur Boulevard. A 3 foot wide streetlight and traffic control device easement and a 5 foot wide pedestrian access easement will also be vacated along Cameron Street. The vacation of the easements are necessary to develop the project site.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0009-12	Overhead communication line on multiple parcels	Approved by PC	March 2012
TM-500098-08	1 lot industrial subdivision	Approved by PC	June 2008
ET-400285-01 (UC-213-87)	Use Permit fourth extension of time	Approved by PC	November 2001
UC-213-87	Use Permit third extension of time	Approved by PC	September 1996
ET-332-91 (UC-213-87)	Use Permit second extension of time	Approved by BCC	November 1991

Prior Land Use Requests

Application Number	Request	Action	Date
UC-213-87	Use Permit first extension of time	Approved by PC	September 1989
UC-213-87	Use permit to maintain a mobile home as a watchman's residence in conjunction with an equipment storage yard	Approved by PC	August 1987

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL	Office/warehouse development & vehicle maintenance & repair
South	Business Employment	IL	Vehicle maintenance & repair, vehicle paint/body shop; veterinarian clinic; & outdoor storage
East	Business Employment	IL	Office/warehouse complex & equipment rental
West	Business Employment	IP & IL	Office/warehouse building & vehicle maintenance & repair complex

Related Applications

Application Number	Request
WS-25-0290	Waivers of development standards to reduce setback, reduce street landscaping, and eliminate parking lot landscaping in conjunction with a proposed outdoor storage yard 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 easements that are not necessary for site, drainage, or roadway development and 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

- 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: Paradise - approval.

APPROVALS: 3 cards

PROTESTS: 1 card

PLANNING COMMISSION ACTION: June 3, 2025 – HELD – To 06/17/25 – per the applicant.

APPLICANT: GOLDSTROM & DEAN II, LLC

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