

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0173-PRUDENTIAL, LLC:

HOLDOVER VACATE AND ABANDON a portion of right-of-way being Maule Avenue located between Spencer Street and Eastern Avenue within Paradise. (description on file). JG/rg/cv (For possible action)

RELATED INFORMATION:

APN:

177-02-603-017; 177-02-603-026 through 177-02-603-027

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The applicant requests to vacate and abandon a portion of the right-of-way being Maule Avenue to accommodate the installation of detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0117-07	Reclassified APN 177-02-603-028 from R-E to M-D zoning with waivers of development standards and design review for a transportation service facility	Approved by BCC	March 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-60)	Warehouse/distribution
South	Business Employment & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	IP & RS3.3	Warehouse/distribution & single-family residential
East	Business Employment	RS20 (AE-60)	Single-family residential development
West	Business Employment	IP (AE-60)	Retail & outdoor storage

Related Applications

Application Number	Request
ZC-25-0171	A zone change to reclassify APNs 177-02-603-017 and 177-02-603-026 from RS20 to IP is a companion item on this agenda.
DR-25-0172	A design review to expand a transportation service facility 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 together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control;
- 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 - denial.

APPROVALS: 10 cards

PROTESTS: 14 cards

COUNTY COMMISSION ACTION: April 16, 2025 – HELD – To 05/07/25 – per the applicant.

COUNTY COMMISSION ACTION: May 7, 2025 – HELD – To 06/04/25 – per the applicant.

COUNTY COMMISSION ACTION: June 4, 2025 – HELD – To 07/02/25 – per the applicant.

COUNTY COMMISSION ACTION: July 2, 2025 – HELD – To 08/20/25 – per the applicant.

COUNTY COMMISSION ACTION: August 20, 2025 – HELD – No Date – per the applicant.

APPLICANT: PRUDENTIAL, LLC

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