

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0216-DIAMOND QUAIL, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Quail Avenue, and Rainbow Boulevard and Torrey Pines Drive, and a portion of a right-of-way being Quail Avenue located between Rainbow Boulevard and Torrey Pines Drive within Spring Valley (description on file). MN/mh/kh (For possible action)

RELATED INFORMATION:

APN:

163-35-101-006

PROPOSED LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:**Project Description**

The plans depict the vacation and abandonment of a portion of Quail Avenue to accommodate a detached sidewalk. The plans also depict the vacation and abandonment of patent easements that are no longer necessary, which will allow for the development of the site.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CP	Office buildings
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60)	Undeveloped (approved place of worship per UC-20-0413)
East	Neighborhood Commercial	RS20 (AE-60)	Community residence
West	Corridor Mixed-Use & Public Use	RS20 (AE-60)	Electrical power substation

Related Applications

Application Number	Request
PA-26-700018	A plan amendment from Neighborhood Commercial to Business Employment is a companion item on this agenda.
ZC-26-0214	A zone change from RS20 to IP is a companion item on this agenda.
WS-26-0215	A waiver of development standards and design review for an office/warehouse building 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 patent easements that are not needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

Staff Recommendation

Approval. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: June 2, 2026 – APPROVED – Vote: Aye: Frasier, Mujica, Kirk, Roitman, Stone Nay: Brady, Kilarski

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

- 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 that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS: 2 cards

APPLICANT: PETERSEN MANAGEMENT, LLC

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