

02/17/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0880-KHACHIKYAN MESROP:

VACATE AND ABANDON a portion of a right-of-way being Jones Boulevard located between Quail Avenue and Oquendo Road within Spring Valley (description on file). MN/ji/cv (For possible action)

RELATED INFORMATION:

APN:

163-35-501-040

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon a portion of Jones Boulevard for the installation of a detached sidewalk.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Neighborhood Commercial	RS20 (AE-60)	Undeveloped
South	Public Use	RS20 (AE-60)	Undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60)	Single-family residential

Related Applications

Application Number	Request
ZC-25-0715	A zone change from RS20 to CG is a related item on the February 18, 2026 Board of County Commissioners' agenda.
UC-25-0716	A use permit and design review for a vehicle paint and body shop is a related item on the February 18, 2026 Board of County Commissioners' agenda.
VS-25-0717	A vacation and abandonment of patent easement is a related item on the February 18, 2026 Board of County Commissioners' 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

- 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:

APPROVALS:

PROTESTS:

APPLICANT: PUBLIC WORKS - DEVELOPMENT REVIEW

CONTACT: PUBLIC WORKS - DEVELOPMENT REVIEW, 500 S. GRAND CENTRAL PARKWAY, LAS VEGAS, NV 89155