10/06/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-26-0507-SPARK BRIXTON, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Flamingo Road and Viking Road, and Pinecrest Street and Sandhill Road within Paradise (description on file). TS/jm/kh (For possible action)

RELATED INFORMATION:

APN:
161-18-401-046

LAND USE PLAN:
WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:
Project Description
The plans depict the vacation and abandonment of easements which are no longer needed for the development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-95-0842	Vacated and abandoned patent easement	Approved by BCC	July 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential & place of worship
South	Corridor Mixed-Use, & Ranch Estate Neighborhood (up to 2 du/ac)	RS5.2 & CG	Single-family residential & commercial restaurant
East	Corridor Mixed-Use	CG	Shopping center
West	Neighborhood Commercial; Mid-Intensity Suburban Neighborhood (up to 8 du/ac); & Corridor Mixed-Use	RS5.2 & CG	Single-family residential & undeveloped

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.

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
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Sandhill Road improvement project;
- 90 days to record said separate document for the Sandhill Road improvement project;
- 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:
PROTESTS:

APPLICANT: SPARK BRIXTON, LLC
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