10/06/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-26-0519-SHAHROKH TORANJI 2022 FAMILY TRUST & SHAHROKH TORANJI TRS:

VACATE AND ABANDON easements of interest to Clark County located between Tompkins Avenue and Tropicana Avenue, and Hualapai Way and Conquistador Street and a portion of a right-of-way being Tropicana Avenue located between Hualapai Way and Conquistador Street within Spring Valley (description on file). JJ/rr/kh (For possible action)

RELATED INFORMATION:

APN:
163-19-402-006

LAND USE PLAN:
SPRING VALLEY - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:
Project Description
The plans depict the vacation and abandonment of easements which are no longer needed for the development of the site, and the vacation and abandonment of a portion of right-of-way to accommodate a detached sidewalk.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Corridor Mixed-Use	RS3.3	Single-family residential
East	Compact Neighborhood (up to 18 du/ac)	RM50	Multi-family residential
West	Corridor Mixed-Use	CG	Shopping center

Related Applications

Application Number	Request
PA-26-700038	A plan amendment from Compact Neighborhood (up to 18 du/ac) to Urban Neighborhood (greater than 18/du) is a companion item on this agenda.
ZC-26-0518	A zone change from RS20 to RM32 is a companion item on this agenda.
UC-26-0520	Use permits, waivers of development standards, and a design review for senior housing, assisted living, and congregate care in conjunction with a multi-family residential development.

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 will be forwarded to the Board of County Commissioners' meeting for final action on November 4, 2026 at 9:00 a.m., unless otherwise announced.

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;
- Right-of-way dedication to include 25 feet to the back of curb for Conquistador Street;
- Coordinate with Public Works - Development Review Division regarding the purchase of the vacated right-of-way;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way, dedication to back of curb 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:

APPLICANT: EDGEMARK DEVELOPMENT, LLC
CONTACT: MARK MULHALL, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135