

02/18/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0889-ROADRUNNER INVESTMENTS, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Flamingo Road and Rochelle Avenue, and Channel 10 Drive and Eastern Avenue; a portion of a right-of-way being Rochelle Avenue located between Channel 10 Drive and Eastern Avenue; and a portion of right-of-way being Eastern Avenue located between Flamingo Road and Rochelle Avenue within Paradise (description on file). TS/jud/cv (For possible action)

RELATED INFORMATION:

**APN:**

162-23-504-010

**LAND USE PLAN:**

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

The applicant is requesting to vacate and abandon patent easements throughout the subject parcels since these easements are no longer needed. In addition, the applicant is requesting to vacate portions of rights-of-way, being Eastern Avenue and Rochelle Avenue, to accommodate detached sidewalks.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0096-11	Zone change to R-1 zoning to C-1 zoning for a commercial development - buildings were never constructed	Approved by BCC	May 2011

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Commercial development
South	Urban Neighborhood (greater than 18 du/ac)	RM32, CC, & RS5.2	Multi-family residential & commercial center
East	Public Use	RS5.2	School & place of worship
West	Public Use	RS5.2	CCSD Telecommunication Services

## Related Applications

Application Number	Request
UC-25-0890	A use permit, waiver of development standards, and design review for a vehicle wash 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.

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;
- 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**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:** Paradise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** S.T. ENTERPRISES, LLC

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