

04/16/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-24-0044-ARJUN HUALAPAI, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Emerald Avenue (alignment) and Russell Road, and between Boulder Highway and Hollywood Boulevard within Whitney (description on file). JG/nai/ng (For possible action)

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RELATED INFORMATION:

**APN:**

161-27-801-029

**LAND USE PLAN:**

WHITNEY - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of a 3 foot wide street light and traffic control device easement along the south property line on Russell Road which curves towards the west property line on Boulder Highway. VS-23-0381 was previously approved to vacate a 240 foot long right-of-way on Russell Road and its associated spandrel near its intersection with Boulder Highway. There will be a new 3 foot easement that will follow the new right-of way line and will replace the easement in which this application is requesting to vacate.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-23-0381	Vacated and abandoned a drainage easement and a portion of a right-of-way	Approved by BCC	September 2023
TM-23-500082	1 lot commercial subdivision	Approved by BCC	September 2023
UC-23-0380	Off-highway vehicle, recreational vehicle, and watercraft storage, and design reviews for a mini-warehouse facility, modifications to a previously approved commercial center, and finished grade	Approved by BCC	September 2023
ZC-21-0311	Reclassified a portion of a 10.2 acres from R-2, C-2, and H-2 zoning to C-2 zoning, waivers to reduce parking lot landscaping, and alternative driveway geometrics, and design review for a commercial center	Approved by BCC	August 2021

### Prior Land Use Requests

Application Number	Request	Action	Date
ZC-21-0092	Reclassified a portion of 10.2 acres from R-2 to R-5 zoning, use permit for a senior housing project, waiver to allow alternative street landscaping, and design review for a senior housing project with associated structures and alternative parking lot landscaping	Approved by BCC	May 2021

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	CG & RS3.3	Flood channel
South	Entertainment Mixed-Use	CG	Gas station, fast food, & hotel
East	Entertainment Mixed-Use	RM50	Multiple family residential
West	Corridor Mixed-Use	CG	Convenience store

### 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 the streetlight and traffic control easement that is not necessary 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**

- 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:** Whitney - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** JOSEPH BONIFATTO

**CONTACT:** CASSANDRA WORRELL, 520 S. FOURTH STREET, LAS VEGAS, NV  
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