

06/02/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-26-0237-REFRIGERATION SUPPLIES DISTRIBUTOR:**

**VACATE AND ABANDON** a portion of a right-of-way being Russell Road located between Rogers Street and Arville Street, and portion of a right-of-way being Rogers Street located between Russell Road and Quail Avenue within Paradise (description on file). MN/bb/kh (For possible action)

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RELATED INFORMATION:

**APN:**

162-31-102-001

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

The applicant is requesting to vacate portions of rights-of-way being Russell Road and Rogers Street to accommodate detached sidewalks.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-23-0583	Waiver of development standards for increased retaining wall height and increased finished grade	Approved by BCC	October 2023
VS-23-0584	Vacation and abandonment of right-of-way along Rogers Street for a detached sidewalk - expired	Approved by BCC	October 2023
TM-23-500123	Tentative map for a 1 lot commercial subdivision	Approved by BCC	October 2023
UC-22-0353	Use permit for retail, restaurant, on-premises consumption of alcohol (tavern), and outside dining and drinking - expired	Approved by BCC	August 2022
UC-0521-10	Use permit for a modular office building with outside storage and waivers to waive street landscaping and trash enclosure - expired	Approved by BCC	December 2010
ZC-0919-08	Zone change from R-E to M-1 zoning for future industrial use	Approved by BCC	November 2008

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Business Employment	IL (AE-60)	Office/warehouse
South	Business Employment	IL & RS20 (AE-60)	Outdoor storage yard
East	Business Employment	IL (AE-60)	Bank with drive-thru

### Related Applications

Application Number	Request
DR-26-0236	A design review for a proposed office/warehouse building 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 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

- Comply with approved drainage study;
- 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:** MARK STEARNS

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