

EASEMENT/RIGHT-OF-WAY
(TITLE 30)

RUSSELL RD/BOULDER HWY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0381-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, and a portion of right-of-way being Russell Road located between Boulder Highway and Hollywood Boulevard within Whitney (description on file). JG/gc/syp (For possible action)

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 20 foot wide public drainage easement that runs from Russell Road to the Duck Creek Channel on the eastern portion of the site; and a portion of right-of-way being an approximate 240 foot long portion of Russell Road and its associated spandrel near its intersection with Boulder Highway. The applicant states that with the proposed development of the site, the drainage pattern throughout the site will be altered and taken underground in a storm drainpipe, and a new drainage easement will be granted. Additionally, Clark County is currently constructing an improvement project at the intersection of Russell Road and Boulder Highway which will create excess right-of-way that is being requested to be vacated by this application.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|-----------------|-------------|
| ZC-21-0311 | Reclassified the site from R-2, C-2, and H-2 to C-2 zoning for a commercial center | Approved by BCC | August 2021 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|--------------------------------------|-----------------|---|
| North | Entertainment Mixed-Use & Public Use | R-5 & R-2 | Multiple family residential, undeveloped, & a flood control channel |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|----------------------------------|------------------------|--|
| South | Entertainment Mixed-Use | C-2 | Convenience store with gas pumps & motel |
| East | Entertainment Mixed-Use | R-5 | Multiple family residential (senior housing) |
| West | Corridor Mixed-Use | C-2 | Commercial center |

Related Applications

| Application Number | Request |
|---------------------------|--|
| UC-23-0380 | A use permit for 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 is a companion item on this agenda. |
| TM-23-500082 | A tentative map for a 1 lot commercial subdivision 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 drainage easements and right-of-way that are 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 that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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 that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

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.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Whitney - approval.

APPROVALS:

PROTESTS:

APPLICANT: JOSEPH BONIFATTO

CONTACT: LEBENE OHENE, 520 S. FOURTH STREET, LAS VEGAS, NV 89101