

04/21/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0109-U S HUI DE REAL ESTATE INVESTMENT CORP:

VACATE AND ABANDON easements of interest to Clark County located between Arville Street and Wynn Road, and Spring Mountain Road and Pioneer Avenue within Paradise (description on file). JJ/rp/cv (For possible action)

RELATED INFORMATION:

APN:

162-18-512-007 through 162-18-512-067

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon existing easements located on APN 162-18-512-067. These easements are no longer necessary for the site.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-25-0187	Waiver of development standards and design review for a new commercial building	Approved by PC	April 2025
TM-500125-16	Tentative map for a commercial subdivision in a C-2 zone within Adult Overlay District	Approved by PC	September 2016
ZC-0029-16	Zone change, waiver of development standard, and a design review for a shopping center	Approved by BCC	March 2016
ZC-0593-08	Zone change, use permit, and a design review for a shopping center	Approved by BCC	September 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South & West	Corridor Mixed-Use	CG	Shopping center & office/warehouse facilities
East	Corridor Mixed-Use	IL	Warehouse facilities

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 pedestrian access easements that are not needed 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

- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Spring Mountain Road improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- 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:

APPROVALS:

PROTESTS:

APPLICANT: U S HUI DE REAL ESTATE INVESTMENT CORP

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