

EASEMENTS  
(TITLE 30)

RUSSELL RD/ROGERS ST

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-22-0354-RUSSELL & ROGERS, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Russell Road and Quail Avenue, and between Rogers Street and Arville Street within Paradise (description on file). MN/gc/tk (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 plans depict the vacation and abandonment of 33 foot wide government patent easements along the east and south property lines and a 3 foot wide government patent easement along the west property line. The applicant states that the government patent easements are not needed for the development.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0521-10	Modular office building with outside storage and waivers to waive street landscaping and trash enclosure - expired	Approved by BCC	December 2010
ZC-0919-08	Reclassified the site from R-E to M-1 zoning	Approved by BCC	November 2008

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & West	Business Employment	M-1	Office/warehouse
South	Business Employment	M-1 & R-E	Outside storage yard
East	Business Employment	M-1	Bank with drive-thru

**Related Applications**

<b>Application Number</b>	<b>Request</b>
UC-22-0353	A use permit for retail, restaurant, on-premises consumption of alcohol (tavern), and outside dining and drinking 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 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:****Current 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.

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

- No objection.

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

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** FORTRESS EQUITIES, LLC

**CONTACT:** SERGIO COMPARAN, SCA DESIGN, 2525 W. HORIZON RIDGE  
PARKWAY #230, HENDERSON, NV 89052