10/07/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
**VS-26-0508-BELL REAL ESTATE, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Tamarus Street and Caliente Street, and Rawhide Street and Russell Road; and a portion of a right-of-way being Tamarus Street located between Rawhide Street and Russell Road, and a portion of a right-of-way being Rawhide Street located between Tamarus Street and Caliente Street within Paradise (description on file). JG/rr/kh (For possible action)

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RELATED INFORMATION:

**APN:**
162-26-402-001 through 162-26-402-003

**LAND USE PLAN:**
WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**
**Project Description**
The plans depict the vacation and abandonment of easements which are no longer needed for the development of the site, and the vacation and abandonment of portions of rights-of-way to accommodate detached sidewalks.

**Prior Land Use Requests**

| Application Number | Request | Action | Date |
|---|---|---|---|
| VS-23-0119 | Vacation and abandonment for easements and a portion of Tamarus Street - expired | Approved by BCC | May 2023 |
| ZC-23-0118 | Zone change from R-E to C-P, waivers of development standards, and a design review for an office building waivers and design review- expired | Approved by BCC | May 2023 |
| NZC-0228-13 | Zone change from R-E to C-P and C-1, use permit, waiver of development standards, and a design review for a car wash and office complex | Withdrawn | August 2013 |
| VS-0095-13 | Vacation and abandonment a portion of Rawhide Street | Approved by PC | April 2013 |
| UC-0018-12 | Use permit, waiver of development standards, and design review for a communication tower | Approved by PC | April 2012 |
| NZC-2188-04 | Zone change from R-E to C-2 and design review for an office complex - expired | Approved by BCC | May 2005 |

**Surrounding Land Use**

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|---|---|---|---|
| North | Ranch Estate Neighborhood (up to 2 du/ac) | RS20 | Single-family residential |
| South | Public Use | PF | Harry Reid International Airport |
| East | Neighborhood Commercial | RS20 | Place of worship |
| West | Compact Neighborhood (up to 18 du/ac) | RS3.3 | Single-family residential |

**Related Applications**

| Application Number | Request |
|---|---|
| UC-26-0509 | A use permit, waivers of development standards, and a design review for a parking lot for fleet vehicles 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 needed for site, drainage, or roadway development and 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**

- Drainage study and compliance;
- 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**

- 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:**
**APPROVALS:**
**PROTESTS:**

**APPLICANT:** RENEWABLE PROPERTIES, LLC
**CONTACT:** KAEMPFER CROWELL, JENNIFER LAZOVICH, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGAS, NV 89135