

07/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0405-MOAPA VALLEY TELEPHONE COMPANY:

VACATE AND ABANDON a portion of right-of-way being Liston Avenue located between Moapa Valley Boulevard and Sharon Circle within Moapa Valley (description on file). MK/nai/cv (For possible action)

RELATED INFORMATION:

APN:

041-27-302-037

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of the right-of-way at the entrance of the property. Vacating the right-of-way will allow the rolling gate to stay where it is installed. An access easement for the driveway will be granted.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-901075-08	Administrative design review for an 80 foot tall monopole communications tower	Approved by ZA	September 2008
UC-1493-07	Addition to an existing communications building and construction of a new metal storage building	Approved by BCC	April 2008
ZC-0853-06	Reclassified this site from R-U, R-1, and C-1 zoning to C-2 zoning for the expansion of an existing communications facility	Approved by BCC	August 2006
ADR-900463-06	Administrative design review for an 80 foot tall monopole communications tower - expired	Approved on appeal by BCC	July 2006
ZC-1228-01	Reclassified a portion of the site to C-2 zoning	Approved by BCC	November 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Corridor Mixed-Use	CG	Commercial development
South	Corridor Mixed-Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 & RS5.2	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential

Related Applications

Application Number	Request
ZC-25-0408	A zone change from CG to PF is a companion item on this agenda.
DR-25-0407	A design review to add a shade structure to an existing 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 the driveway easement that is 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

- Grant private access easements to prevent land locking individual parcels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that nothing over 24 inches in height is permitted within the sight visibility zone.

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Moapa Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: MOAPA VALLEY TELEPHONE COMPANY

CONTACT: BRIMONT CONSTRUCTION INC., P.O. BOX 1142, OVERTON, NV 89040