

07/17/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0258-SOUTH JONES LLC-SERIES B:

VACATE AND ABANDON a portion of right-of-way being Jones Boulevard located between Palmyra Avenue and Darby Avenue, and portion of a right-of-way being Darby Avenue located between Bronco Street and Jones Boulevard within Spring Valley (description on file). JJ/rg/syp (For possible action)

RELATED INFORMATION:

APN:

163-11-804-004; 163-11-804-005

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

This is a request to vacate and abandon a 5-foot-wide portion of Jones Boulevard along the eastern portion of APN 163-11-804-004 and 163-11-804-005; and a portion of Darby Avenue along the southern portion of APN 163-11-804-005. The vacation is necessary for the installation and construction of the required detached sidewalk.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1580-97	Converted existing residence to a professional office building on APN 163-11-804-005	Approved by PC	October 1997
ZC-0816-97	Reclassified the property designated as APN 163-11-804-005, from R-E to C-P zoning	Approved by BCC	June 1997
VC-0744-91	Maintained approximate 4 foot high and 6 foot high existing block and wrought iron fencing along the side property lines where 6 foot solid zone boundary walls are required and permitted a trash enclosure to be located approximately 15 feet from the side (north) property line where a 50 foot setback is required from a residential zone boundary	Approved by PC	November 1991
UC-0349-91	Established and maintain general business offices within an existing residence converted to professional office	Approved by PC	November 1991
ZC-0183-91	Reclassified the property designated as APN 163-11-804-004, from R-E to C-P zoning	Approved by BCC	October 1991

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CP	Video & photography business
South & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	Public Use	CP & RS20	School

Related Applications

Application Number	Request
WS-24-0257	A waiver of development standards to reduce approach and departure distances, reduce landscape buffers, modify residential adjacency, access to a local street, and increase the number of parking spaces with a design review for an office complex 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 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;
- 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 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.

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CALVIN TIAN

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