

12/17/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0586-DIAMOND CURVE, LLC:

VACATE AND ABANDON portion of a right-of-way being Patrick Lane located between Lamb Boulevard and Annie Oakley Drive within Paradise (description on file). JG/sd/kh (For possible action)

RELATED INFORMATION:

APN:

161-31-603-030

LAND USE PLAN:

WINCHESTER/PARADISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment a portion of right-of-way being Patrick Lane. The request to vacate this portion of right-of-way will be to facilitate future development. The portion of right-of-way being vacated contains 1,924 square feet.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0900-17	Assisted living facility; waiver of development standards for assisted living center not be adjacent to and accessed from a collector or arterial street or a commercial complex; access to a residential local street; waiver of conditions of zone change (ZC-1007-97) required rear parking areas to be gated and locked during non-office hours, driveway on Gateway Road to be removed and waiver of conditions for (ZC-1624-98) required rear parking areas to be gated and locked during non-office hours and waiver of conditions for (NZC-2181-04) required subject to revised plans, development being limited to single story for a maximum height as shown on revised plans, trash enclosure not being moved from the location shown on the revised plans, parking area subject to the current zone change for professional use will be limited to parking only for the adjacent office building, and no access to the private cul-de-sac on the east property line; design review for assisted living facility	Approved by BCC	July 2018

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0359-05	Waiver of development standards for street termination in conjunction with office building; design review for office building	Approved by BCC	June 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Ranch Estates Neighborhood (2 du/ac)	RS20 (AE-60)	Single-family residential
South	Business Employment	IP (AE-60)	Undeveloped
West	Neighborhood Commercial	CP (AE-60)	Undeveloped

Related Applications

Application Number	Request
WS-24-0590	Waiver of development standards and design review for an office 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 that is 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:

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

- 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: DIAMOND CURVE, LLC

CONTACT: KRISTIN ESPOSITO, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV
89146