

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0032-COUNTY OF CLARK (AVIATION):**

**VACATE AND ABANDON** a portion of right-of-way being Pioneer Way located between Oquendo Road and Foolish Pleasure Drive, and a portion of right-of-way being Oquendo Road located between Pioneer Way and Buffalo Drive within Spring Valley (description on file). MN/nm/kh (For possible action)

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RELATED INFORMATION:

**APN:**

163-34-101-016; 163-34-101-022

**LAND USE PLAN:**

SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

The plan shows vacation and abandonment of 5 foot wide portions of public rights-of-way being Oquendo Road and Pioneer Way. The requested area to be vacated consists of the following: 1) a 5 foot wide portion of the right-of-way on the east side of Pioneer Way and along the west property line of APN 163-34-101-016; 2) a 5 foot wide portion of the right-of-way on the west side of Pioneer Way and along the east property line of APN 163-34-101-022; and 3) a 5 foot wide portion of the right-of-way on the north side of Oquendo Road and along the south property line of APN 163-34-101-022. The applicant states the requests are necessary to accommodate detached sidewalks along the streets.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Neighborhood Commercial	RS3.3	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Open Lands	RS3.3 & RS20 (AE-60)	Single-family residential & undeveloped

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-25-0030	A zone change from RS20 to RS3.3 is a companion item on this agenda.
WS-25-0031	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.
TM-25-500004	A tentative map for 19 single-family residential lots and common lots is a companion item on this agenda.
TM-25-500005	A tentative map for 36 single-family residential lots and common lots 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.

**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 4 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**

- 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**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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

- No objection.

**TAB/CAC:** Spring Valley - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** KENDRA SAFFLE

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