

EASEMENTS
(TITLE 30)

RAINBOW BLVD/PALMYRA AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0432-SDMI RAINBOW, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Rosanna Street, and between Coley Avenue and Palmyra Avenue within Spring Valley (description on file). JJ/bb/syp (For possible action)

RELATED INFORMATION:

APN:
163-10-707-011

LAND USE PLAN:
SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description

The applicant is proposing to vacate an easement on the north side of Palmyra Avenue between Rainbow Boulevard and Rosanna Street. The 850 square foot triangle shaped access right-of-way easement area is no longer needed.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0005-11	Communication tower	Approved by BCC	April 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	C-P	Offices
South	Public Use	R-E	Place of worship
East & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential

Related Applications

Application Number	Request
ZC-23-0431	A zone change to reclassify from R-E to C-P zoning with use permits for retail/restaurant, driveway geometrics, and wall height is a companion item on this agenda.
TM-23-500090	A tentative map for 1 lot commercial subdivision 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 a portion of a Resolution Relative to Acquisition of Rights-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 that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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 that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

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 to ensure that the right-of-way line is at the back of sidewalk.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: DAVID STEINBERG

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