

10/04/23 BCC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

VALLEY VIEW BLVD/ELDORADO LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0546-DBAC, LLC:

VACATE AND ABANDON a portion of right-of-way being Valley View Boulevard located between Warm Springs Road and Eldorado Lane and a portion of right-of-way being Eldorado Lane located between Valley View Boulevard and Procyon Street (alignment) within Enterprise (description on file). MN/bb/syp (For possible action)

RELATED INFORMATION:

APN:

177-08-101-002

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The applicant is requesting to vacate 5 feet of right-of-way along Valley View Boulevard and Eldorado Lane to accommodate detached sidewalks to meet Code.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400113 (WS-18-0658)	Extension of time for subdivision design with waiver for wall height and design review for finished grade	Approved by BCC	November 2020
TM-18-500151	14 single family residential lots	Approved by BCC	October 2018
WS-18-0658	Waived off-sites, wall height, street design, and finished grade - expired	Approved by BCC	October 2018
ZC-0656-09	Reclassified the property from R-E to M-D zoning with waivers for alternative landscape buffer for an office warehouse facility	Denied by BCC	January 2010
UC-0718-06	Place of worship and modified development standards and a design review for a place of worship - expired	Approved by PC	June 2006
TM-0393-05	16 lot single family residential subdivision - expired	Approved by BCC	August 2005

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0886-05	Reduced lot sizes for a single family residential subdivision - expired	Approved by PC	July 2005
ZC-1026-05	Reclassified properties within Enterprise Land Use Plan to establish the RNP-I Overlay	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
East	Business Employment	M-D	Office/warehouse

Related Applications

Application Number	Request
WS-23-0543	A waiver of development standards for a single family residential development, finished grade, hammerhead design, and wall height is a companion item on this agenda.
TM-23-500115	A tentative map for a 12 lot residential 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 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 that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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.
- 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.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: BLUE HERON DEVELOPMENT, LLC

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