

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

UPDATE
RAINBOW BLVD/OQUENDO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0136-RAINBOW 26 LLC:

AMENDED HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Santa Margarita Street, and between Oquendo Road and Quail Avenue, and a portion of right-of-way being Rainbow Boulevard located between Oquendo Road and Quail Avenue, and a portion of right-of-way being Quail Avenue located between Rainbow Boulevard and Santa Margarita Street (previously not notified) within Spring Valley (description on file). MN/lm/syp (For possible action)

RELATED INFORMATION:

APN:

163-35-101-012; 163-35-101-019

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The plan depicts the vacation and abandonment of 3 foot wide and 33 foot wide patent easements located within the southern portion of the site, along with a 5 foot wide excess right-of-way along Rainbow Boulevard at the northern portion of the site, **and a 5 foot wide excess right-of-way along Quail Avenue.** The applicant indicates that the easements are no longer needed for development of the site and the vacation of a portion of Rainbow Boulevard **and Quail Avenue** is to provide detached sidewalks along the right-of-way.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|---|-----------------|---------------|
| WS-21-0545 | Shopping center with waivers for parking lot lifts | Approved by BCC | January 2022 |
| NZC-20-0427 | Reclassified to M-D zoning for an office/warehouse complex with a use permit for future retail uses in a manufacturing zone | Withdrawn by PC | December 2020 |
| DR-0439-05 | Retail center on the northern parcel - expired | Approved by PC | May 2005 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|--|-----------------|--------------|
| ZC-1936-03 | Reclassified the northern parcel to C-1 zoning for future commercial development | Approved by BCC | January 2003 |
| ZC-0181-97 | Reclassified the southern parcel to C-1 zoning for an office/retail complex | Approved by BCC | April 1997 |
| UC-1905-97 | Convenience store, gas station, and car wash | Approved by BCC | January 1997 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|--|------------------------|--------------------------------------|
| North | Public Use | R-E | Electrical substation & cell tower |
| South | Neighborhood Commercial | C-1 | Office complex |
| East | Neighborhood Commercial & Corridor Mixed-Use | C-P & C-1 | Office building & undeveloped |
| West | Corridor Mixed-Use | C-2 & C-1 | Office/retail building & undeveloped |

Related Applications

| Application Number | Request |
|---------------------------|--|
| UC-23-0135 | A use permit for a shopping center 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 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

- Right-of-way dedication to include 30 feet for Oquendo Road, 5 feet for Rainbow Boulevard, and associated spandrels;
- If required by the Regional Transportation Commission (RTC), construct right-of-way for a combination right turn lane/bus turnout on Rainbow Boulevard, including passenger loading/shelter areas in accordance with RTC standards;
- 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Spring Valley - approval.

APPROVALS: 1 card

PROTESTS: 1 card

COUNTY COMMISSION ACTION: May 17, 2023 – HELD – To 06/21/23 – per the applicant to return to the Spring Valley Town Board.

APPLICANT: NATHALIA DEVERA

CONTACT: SHELDON COLEN, SCA DESIGN, 2525 W. HORIZON RIDGE PKWY #230, HENDERSON, NV 89052