

RIGHTS-OF-WAY
(TITLE 30)

PATRICK LN/JONES BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0514-SPIRITUAL ASSEMBLY OF THE BAHA'IS OF SPRING VALLEY:

VACATE AND ABANDON a portion of a right-of-way being Jones Boulevard located between Patrick Lane and Post Road and a portion of right-of-way being Patrick Lane located between Jones Boulevard and Red Rock Street within Spring Valley (description on file). MN/jgh/jd (For possible action)

RELATED INFORMATION:

APN:

163-36-301-001

LAND USE PLAN:

SPRING VALLEY - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

The subject parcel within Spring Valley is located at the southeast corner of Patrick Lane and Jones Boulevard. The public right-of-way was dedicated to Clark County but is no longer required since the project has been redesigned to include detached sidewalks. The plans indicate two segments being vacated for this request, both measure 5 feet in width and are located along the north and west property lines of APN 163-36-301-001.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400056 (UC-18-0955)	Extension of time for a proposed place of worship with modified street and driveway design standards	Approved by PC	June 2021
UC-18-0955	Proposed place of worship with modified street and driveway design standards	Approved by PC	February 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	R-E	Place of worship
South	Office Professional	R-E	Undeveloped
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Public Facilities	R-E	Undeveloped

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 the portion of right-of-way for Jones Boulevard and Patrick Lane to accommodate 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current 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 a 54 foot property line spandrel on the northwest corner of the site;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Coordinate with Clark County Public Works - Design Division for the Jones Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Jones Boulevard improvement project;
- 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: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: SPIRITUAL ASSEMBLY OF THE BAHAI'S OF SPRING VALLEY

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