

RIGHT-OF-WAY  
(TITLE 30)

WARM SPRINGS RD/FORT APACHE RD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-23-0715-COUNTY OF CLARK (RPM):**

**VACATE AND ABANDON** right-of-way (grant) located between Warm Springs Road and Robindale Road (alignment) within Enterprise (description on file). JJ/lm/syp (For possible action)

**RELATED INFORMATION:**

**APN:**

176-07-101-001

**LAND USE PLAN:**

ENTERPRISE - PUBLIC USE

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of a 60 foot wide by approximately 660 feet long right-of-way grant located to the south alignment of Rocky Tavern Street. The right-of-way was granted by the Bureau of Land Management per Grant N-60726 and recorded on July 3, 1996, in document 19950703:00990. The applicant indicates that the right-of-way is no longer needed to access or develop the park site.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Ranch Estate Neighborhood (up to 2 du/ac)	R-2 & R-E	Single family residential & undeveloped
South	Open Lands	R-E	Undeveloped
East	Corridor Mixed-Use & Open Lands	R-2 & R-E	Single family residential & undeveloped
West	Open Lands & Public Use	R-U	Undeveloped

This site and the surrounding area are within the Public Facilities Needs Assessment (PFNA) area.

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-23-0714	A zone change to reclassify the site to P-F zoning for a bike park 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 right-of-way grant 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 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.

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

- No objection.

**TAB/CAC:** Enterprise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** COUNTY OF CLARK (RPM)

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