

RIGHT-OF-WAY
(TITLE 30)

DURANGO DR/VERDE WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-22-0663-RAINY DAY INVESTMENTS LLC & NEVADA TRUST COMPANY CUST
FBO MCMENEMY RON S:**

VACATE AND ABANDON a portion of right-of-way being Durango Drive located between Verde Way and Lone Mountain Road within Lone Mountain (description on file). RM/bb/syp (For possible action)

RELATED INFORMATION:

APN:

125-32-804-002

LAND USE PLAN:

LONE MOUNTAIN - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

The applicant is proposing to vacate a 5 foot by 238 foot portion of Durango Drive right-of-way on the west side of Durango Drive between Verde Way and Lone Mountain Road. The approximately 1,190 square feet of right-of-way will be vacated to build a detached sidewalk adjacent to the proposed 6 lot subdivision.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E (RNP-I)	Single family residential
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E (RNP-I)	Single family residential & undeveloped
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E (RNP-I)	Undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential

Related Applications

Application Number	Request
ZC-22-0662	A zone change to reclassify 1.9 acres from R-E (RNP-I) to R-1 zoning, with a waiver for wall height, and a design review for increased finished grade is a companion item on this agenda.
TM-22-500219	A tentative map for a 6 lot detached single family 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 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:

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

- 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:

APPROVALS:

PROTESTS:

APPLICANT: RAINY DAY INVESTMENTS

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