

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0511-COUNTY OF CLARK (PUBLIC WORKS):

VACATE AND ABANDON a portion of a right-of-way being Robindale Road located between Interstate 215 and Maggie Belle Court within Paradise (description on file). MN/rr/kh (For possible action)

RELATED INFORMATION:

APN:

177-11-301-003; 117-11-301-005

PROPOSED LAND USE PLAN:

WINCHESTER/PARADISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:**Project Description**

The plans also show the vacation and abandonment of a portion of right-of-way being Robindale Road. This is needed for the development of detached sidewalks.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 & RS5.2	Single-family residential, place of worship, & undeveloped
South	Public Use	RS20	Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Interstate 215 & undeveloped

Related Applications

Application Number	Request
PA-25-700029	A plan amendment from Public Use (PU) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0510	A zone change from RS5.2 to RM18 is a companion item on this agenda.
UC-25-0512	A use permit, waivers of development standards, and design review for an affordable senior housing development 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. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: September 2, 2025 – APPROVED – Vote: Unanimous Absent: Kirk

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- 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 devices.
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Paradise - approval.

APPROVALS: 4 cards

PROTESTS: 11 cards, 1 letter

APPLICANT: JANET GOYER

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