

RIGHT-OF-WAY  
(TITLE 30)

PATRICK LN/CIMARRON RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-23-0263-COUNTY OF CLARK (AVIATION):**

**VACATE AND ABANDON** a portion of right-of-way being Oquendo Road located between Tomsik Street and Cimarron Road; a portion of Cimarron Road located between Oquendo Road and Patrick Lane; and a portion of right-of-way being Patrick Lane located between Tomsik Street and Cimarron Road within Spring Valley (description on file). MN/rk/syp (For possible action)

RELATED INFORMATION:

**APN:**  
163-33-201-009; 163-33-201-019

**LAND USE PLAN:**  
SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

**BACKGROUND:**  
**Project Description**

The submitted plans depict the vacation and abandonment of portions of rights-of-way being Oquendo Road, Cimarron Road, and Patrick Lane. Five feet of right-of-way will be vacated along each street to allow the construction of detached sidewalks.

**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)	R-2 & P-F	Single family residential & future Regional Flood Control District facility
South	Business Employment	M-D	Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Flood control channel

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-23-0262	A zone change to reclassify 6.1 acres from R-E to R-2 zoning for a single family residential development is a companion item on this agenda.

## Related Applications

Application Number	Request
TM-23-500071	A tentative map for 47 lots and 1 common element for a single family 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.

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

- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Flamingo Wash, Cimarron Branch 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.

#### Fire Prevention Bureau

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PN II, INC.

**CONTACT:** JENNIFER VERAS, GCW ENGINEERING, 1555 S. RAINBOW BOULEVARD,  
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