

08/20/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0467-CCC, LLC & 3.30.300, LLC:

VACATE AND ABANDON a portion of right-of-way being Elkhorn Road located between Rainbow Boulevard (alignment) and Rebecca Road (alignment) within Lone Mountain (description on file). MK/rg/cv (For possible action)

RELATED INFORMATION:

APN:

125-23-101-007; 125-23-101-008; 125-23-101-011 through 125-23-101-016; 125-23-101-018; 125-23-101-023; 125-23-101-024

LAND USE PLAN:

LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

The applicant requests the vacation and abandonment of the dedicated driveway entrance along the north boundary of the development adjacent to Elkhorn Road. The proposed single-family residential development would result in the existing right-of-way not aligning with the site design of the subdivision; therefore, it is no longer necessary.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0265-01 (ET-0127-03)	Extension of time to vacate the public rights-of-way being a portion of Rainbow Boulevard located between Deer Springs Way and Elkhorn Road, and a portion of Dorrell Lane between Rainbow Boulevard and Rio Vista Drive, and being a portion of Rio Vista Drive between Deer Springs Way and Elkhorn Road, and being a portion of Haley Drive between Rainbow Boulevard and Tenaya Way	Approved by BCC	July 2003

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0265-01	Vacated public rights-of-way being a portion of Rainbow Boulevard located between Deer Springs Way and Elkhorn Road, and a portion of Dorrell Lane between Rainbow Boulevard and Rio Vista Drive, and being a portion of Rio Vista Drive between Deer Springs Way and Elkhorn Road, and being a portion of Haley Drive between Rainbow Boulevard and Tenaya Way	Approved by BCC	July 2003
VS-1320-02	Vacated public rights-of-way being portions Maverick Street, Mustang Street, Torrey Pines Drive, Rebecca Road, Rainbow Boulevard, Balsam Street, Rio Vista Street, Deer Springs Way, Haley Avenue, Rome Boulevard, Dorrell Lane, Bath Avenue, Bilpar Road, Centennial Parkway, and Desperado Street	Approved by BCC	June 2003
ZC-0296-01	Established the RNP-I overlay in Lone Mountain	Approved by BCC	September 2001
ZC-1871-99	Reclassified 15.3 acres from R-A to R-E zoning for a single-family residential subdivision	Approved by BCC	January 2000
VS-1561-94	Vacated and abandoned easements and public rights-of-way being 1 mile portion of Rainbow Boulevard	Approved by BCC	December 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped & single-family residential development
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 & RS40 (NPO-RNP)	Single-family residential development
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS40 (NPO-RNP)	Single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS40 (NPO-RNP)	Recreational facility & farm

Related Applications

Application Number	Request
WS-25-0466	Waivers of development standards and design review for a proposed single-family residential development is a companion item on this agenda.
TM-25-500116	A tentative map for a 27 lot 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 are not needed 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 within 4 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;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- Address 6725 Barney Ln assigned to parcel 125-23-101-024 shall process an address change upon recordation of the street vacation or be demolished due to the proposed development.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Lone Mountain - approval.

APPROVALS:

PROTESTS:

APPLICANT: WOODSIDE HOMES OF NEVADA, LLC

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