

RIGHT-OF-WAY
(TITLE 30)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0398-RRP, LLC:

VACATE AND ABANDON a portion of a right-of-way being Red Rock Street located between Coley Avenue and Palmyra Avenue within Spring Valley (description on file). JJ/md/syp (For possible action)

RELATED INFORMATION:

APN:
163-12-301-005; 163-12-304-010; 163-12-304-001; 163-12-304-002

LAND USE PLAN:
SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description

The plans depict the vacation and abandonment of a 30 foot wide portion of right-of-way being Red Rock Street, measuring 640 feet in length with an area of 19,486 square feet. This portion of Red Rock Street is no longer needed for right-of-way purposes.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1058-01 (ET-0349-04)	First extension of time to reclassify the site from R-E to CRT zoning subject to removing the time limit	Approved by BCC	December 2004
ZC-1058-01	Reclassified the site from R-E to CRT zoning	Approved by BCC	November 2001
VS-1230-98	Vacated and abandoned a portion of right-of-way being Coley Avenue located between Jones Boulevard and Red Rock Street	Approved by BCC	November 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped
West	Neighborhood Commercial	C-P	Office buildings

Related Applications

Application Number	Request
ZC-23-0397	A zone change to reclassify the site to R-4 zoning, with a use permit, waivers of development standards, and design reviews is a companion item on this agenda.
PA-23-700020	Plan amendment to redesignate a land use category from Neighborhood Commercial (NC) to Urban Neighborhood (UN) on 7.2 acres 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. 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.

STAFF CONDITIONS:

Clark County Water Reclamation District (CCWRD)

- No objection.

PLANNING COMMISSION ACTION: August 15, 2023 – APPROVED – Vote: Aye: Castello, Frasier, Lee, Stone Nay: Kirk, Mujica, Kilarski

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

- Right-of-way dedication to include 25 feet to the back of curb and a knuckle for Red Rock Street, 35 feet to the back of curb for Edna Avenue, and associated spandrel;

- Grant a private access easement to APN 163-12-305-004;
- 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 dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

TAB/CAC: Spring Valley - approval.

APPROVALS: 9 cards

PROTESTS: 4 cards, 2 letters

APPLICANT: ROBERT FEIBLEMAN

CONTACT: JANET DYE, LR NELSON CONSULTING ENGINEERS, 6765 W. RUSSELL ROAD, SUITE 200, LAS VEGAS, NV 89118