

09/06/23 BCC AGENDA SHEET

RIGHT-OF-WAY  
(TITLE 30)

ROSANNA ST/OQUENDO RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-23-0387-WH PROPERTIES, LLC:**

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

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RELATED INFORMATION:

**APN:**  
163-34-601-043

**LAND USE PLAN:**  
SPRING VALLEY - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

The plans depict a 60 foot right-of-way described as Rosanna Street on the west side of Lots 1 through 4 of Parcel Map 124-41. The plans show that a 5 foot wide and 422 feet long strip on the east side of Rosanna Street, along the western edge of Lot 2, is proposed to be vacated. The overall area of Rosanna Street proposed to be vacated is 2,109 square feet. The applicant indicates that they are proposing a 124 room hotel with kitchens, and this 5 foot vacation of the eastern edge of the Rosanna Street right-of-way is needed to install detached sidewalks and street landscaping as is required by Title 30.

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-19-500107	1 lot commercial subdivision (Rainbow and Oquendo)	Approved by PC	July 2019
VS-18-0248	Vacated and abandoned driveway approaches along Patrick Lane and Oquendo Road - recorded	Approved by PC	May 2018
DR-0440-07	3 building office complex	Approved by BCC	June 2007
VS-1813-05	Vacated and abandoned 5 feet of excess right-of-way along Rainbow Boulevard - recorded	Approved by PC	January 2006
UC-1514-05	Mini-warehouse facility with RV storage and waivers for architectural compatibility - expired	Approved by BCC	November 2005

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ADR-0719-05	Revised a previously approved retail and office center	Approved by ZA	June 2005
ZC-1740-04	Reclassified the site from R-E to C-2 zoning for a retail and office center with a mini-warehouse facility	Approved by BCC	November 2004

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Corridor Mixed-Use	R-2	Single family residential
South	Corridor Mixed-Use	C-2	Office/retail complex
East	Corridor Mixed-Use	C-2	Undeveloped & office/retail complex
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Public Use	R-2 & R-E	Single family residential & place of worship/school

### **Related Applications**

<b>Application Number</b>	<b>Request</b>
UC-23-0386	A use permit for a 124 room hotel with kitchens 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**

- 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:** Spring Valley - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MATTHEW HOOK

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