

05/17/23 BCC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

RAINBOW BLVD/OQUENDO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0136-RAINBOW 26 LLC:

VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Santa Margarita Street, and between Oquendo Road and Quail Avenue, and a portion of a right-of-way being Rainbow Boulevard located between Oquendo Road and Quail Avenue within Spring Valley (description on file). MN/lm/syp (For possible action)

RELATED INFORMATION:

APN:

163-35-101-012; 163-35-101-019

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The plan depicts the vacation and abandonment of 3 foot wide and 33 foot wide patent easements located within the southern portion of the site, along with a 5 foot wide excess right-of-way along Rainbow Boulevard at the northern portion of the site. The applicant indicates that the easements are no longer needed for development of the site and the vacation of a portion of Rainbow Boulevard is to provide detached sidewalks along the right-of-way.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-21-0545	Shopping center with waivers for parking lot lifts	Approved by BCC	January 2022
NZC-20-0427	Reclassified to M-D zoning for an office/warehouse complex with a use permit for future retail uses in a manufacturing zone	Withdrawn by PC	December 2020
DR-0439-05	Retail center on the northern parcel - expired	Approved by PC	May 2005
ZC-1936-03	Reclassified the northern parcel to C-1 zoning for future commercial development	Approved by BCC	January 2003

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0181-97	Reclassified the southern parcel to C-1 zoning for an office/retail complex	Approved by BCC	April 1997
UC-1905-97	Convenience store, gas station, and car wash	Approved by BCC	January 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	R-E	Electrical substation & cell tower
South	Neighborhood Commercial	C-1	Office complex
East	Neighborhood Commercial & Corridor Mixed-Use	C-P & C-1	Office building & undeveloped
West	Corridor Mixed-Use	C-2 & C-1	Office/retail building & undeveloped

Related Applications

Application Number	Request
UC-23-0135	Use permit for a shopping center 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

- Right-of-way dedication to include 30 feet for Oquendo Road, 5 feet for Rainbow Boulevard, and associated spandrels;
- If required by the Regional Transportation Commission (RTC), construct right-of-way for a combination right turn lane/bus turnout on Rainbow Boulevard, including passenger loading/shelter areas in accordance with RTC standards;
- 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: NATHALIA DEVERA

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