

12/07/21 PC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

CC 215/CIMARRON RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0602-DWWFCF, LLC:

VACATE AND ABANDON a portion of a right-of-way being Valadez Street located between Cimarron Road and Buffalo Drive, a portion of right-of-way being Pamalyn Avenue (alignment) located between Roy Horn Way and Maule Avenue, and a portion of Cimarron Road located between Roy Horn Way and Maule Avenue within Spring Valley (description on file). MN/sd/jo
(For possible action)

RELATED INFORMATION:

APN:

176-04-601-001; 176-04-601-003; 176-04-601-018

LAND USE PLAN:

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

The applicant requests the vacation and abandonment of a 30 foot wide right-of-way being Valadez Street, a 30 foot wide right-of-way being Pamalyn Avenue (alignment), and a portion of a 5 foot wide right-of-way being Cimarron Road. The adjacent parcels to the east, south, and west are undeveloped and the CC 215 runs along the north property line. The applicant states these rights-of-way are no longer needed for the development of the parcel.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0569-02	Reclassified 2.2 acres from R-E to M-D zoning with a use permit for an off-premises sign	Approved by BCC	June 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & South	Business and Design/Research Park	C-2	Retail & undeveloped
West	Business and Design/Research Park	M-D	Warehouse

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.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Current 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 35 feet to the back of curb for Cimmaron Road, a portion of right-of-way for Roy Horn Way as determined by Public Works, and the associated spandrel;
- Dedicate any right-of-way and easements necessary for the Beltway, Frontage Road improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other dedications to occur with the subdivision map;
- 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 and the dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: SUZANNE LASPINA

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