

RIGHTS-OF-WAY
(TITLE 30)

ELKHORN RD/SISK RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0672-MCLARRY, OTILIA C. 1998 TRUST & MCLARRY, OTILIA C. TRS:

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

RELATED INFORMATION:

APN:

125-14-401-006; 125-14-401-007; 125-14-404-001; 125-14-404-002; 125-14-405-002

LAND USE PLAN:

LONE MOUNTAIN - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

The applicant is requesting to vacate right-of-way that conflicts with the proposed site plan for a proposed 43 lot, 23 acre residential subdivision at the northwest corner of Sisk Road and Elkhorn Road. Fifty feet of right-of-way was dedicated for the east half of Rainbow Boulevard and north half of Elkhorn Road. Clark County requirements now require dedication to the back of curb, with the additional 5 feet along Rainbow Boulevard and Elkhorn Road being the subject of this vacation request.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0929-05	Vacated and abandoned a portion of Severance Lane between Eisner Drive and Solar Avenue alignments for existing utility easements	Approved by PC	July 2005
VS-1922-03	Vacated and abandoned portions of Solar Avenue and Severance Lane located between the Eisner Drive and Solar Avenue alignments	Approved by PC	February 2004
VS-0109-97	Vacated and abandoned portions of Garehime Street, Severance Lane, Solar Avenue, and an access easement for NV Energy and Clark County Public Works	Approved by BCC	March 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped

Related Applications

Application Number	Request
DR-21-0668	A design review for increased finished grade for a single family residential development is a companion item on this agenda.
TM-21-500188	A tentative map for a 43 lot, 23 acre single family residential R-E zoned 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 Elkhorn Road and Rainbow Boulevard right-of-way to accommodate 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 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

- 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.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Lone Mountain - approval.

APPROVALS:

PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVE., SUITE 100, LAS VEGAS, NV 89118