

RIGHT-OF-WAY
(TITLE 30)

PIONEER WY/WARM SPRINGS RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0152-COUNTY OF CLARK (AVIATION):

VACATE AND ABANDON portions of right-of-way located between Warm Springs Road and Eldorado Lane (alignment) and between Pioneer Way (alignment) and Tenaya Way within Enterprise (description on file). MN/jor/jo (For possible action)

RELATED INFORMATION:

APN:

176-10-101-006; 176-10-196-001; 176-10-199-011

LAND USE PLAN:

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

The site plan depicts a proposed single family subdivision on 18.7 acres. The applicant is requesting to vacate the 5 foot portion of right-of-way adjacent to Warm Springs Road to construct detached sidewalks. Furthermore, there is an additional portion of right-of-way along the east property line APN 176-10-199-011 that will also be vacated. Along the west property line is an additional portion of right-of-way (flood channel) APN 176-10-196-001. This will also be vacated. Per the applicant, the storm drain will be rerouted from the southwest corner along Pioneer Way. The drainage will be rerouted north towards the main entrance of the proposed subdivision and connected to a private drainage easement along the east property line, to the current outfall location.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	R-E & C-2	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
East	Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (from 8 to 18 du/ac)	R-3 & R-2	Townhomes & single family residential

	Planned Land Use Category	Zoning District	Existing Land Use
West	Compact Neighborhood (up to 18 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	C-2 & R-2	Undeveloped & single family residential

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
ZC-22-0151	A conforming zone change to reclassify the site from R-E to R-2 zoning, waivers for increased retaining wall height, increased building height, reduced driveway separation, and a design review for a single family residential subdivision and increased finished grade is a companion item on this agenda.
TM-22-500050	A tentative map for a 147 lot single family residential 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 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 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

- Drainage study and compliance;
- Right-of-way dedication to accommodate a taper from 25.5 feet to 30 feet for Pioneer Way to match the west side of the street, and associated spandrel;
- If required by the Regional Transportation Commission (RTC), provide a standard bus turnout and a 5 foot by 25 foot bus shelter pad easement behind the sidewalk along Warm Springs Road, just east of Pioneer Way;
- 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: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: JENNIFER VERAS

CONTACT: JENNIFER VERAS, GCW ENGINEERING, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146