

05/03/22 PC AGENDA SHEET

STREET NAME CHANGE
(TITLE 30)

RAMOS RANCH RD/COOPER ST
(MOAPA VALLEY)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

SC-22-0136-COUNTY OF CLARK (AVIATION):

STREET NAME CHANGE to change the name of Anita Avenue to Ramos Ranch Road between Cooper Street and Deer Street.

Generally located on the east side of Cooper Street and the west side of Deer Street within Moapa Valley. MK/dm/syp (For possible action)

RELATED INFORMATION:

APN:

070-12-501-006; 070-12-599-007; 070-12-601-003; 070-12-601-004; 070-12-601-007 through 070-12-601-008; 070-12-699-001 through 070-12-699-004

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)

NORTHEAST COUNTY (MOAPA VALLEY) - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: None
- Project Type: Street name change

Applicant's Justification

The applicant is requesting to change the name of a segment of Anita Avenue to Ramos Ranch Road to create a consistent street name between the Muddy River and Deer Street. This street name change is part of a new roadway layout for the Overton-Perkins Field Airport project and will correct a discrepancy in the street name to the alignment abutting the south property line of the airport.

Prior Land Use Requests

Application Number	Request	Action	Date
SC-0005-92	Resolved street name duplications and misspellings	Approved by BCC	November 1992

Prior Land Use Requests

Application Number	Request	Action	Date
SC-1529-00	For an existing street abutting an R-U, R-A, C-1, and R-E zone	Approved by PC	December 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	P-F	Airport
South	Public Use & Outlying Neighborhood (up to 0.5 du/ac)	P-F & R-U	Undeveloped
East	Open Lands	R-U	Undeveloped
West	Outlying Neighborhood (up to 0.5 du/ac)	R-U	Undeveloped & single family residential

Related Applications

Application Number	Request
SC-22-0134	Street Name Change to name Cooper Street is a related item on this agenda.
SC-22-0135	Street Name Change to change a segment of Cooper Street to Airport Road is a related item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Current Planning**

In 1992, SC-0005-92 was approved by the Board of County Commissioners to correct the street names in Moapa Valley and assign one name to each alignment where previously there were multiple names and spellings. The east/west alignment referenced in this application was officially named Anita Avenue. In 2000, SC-1529-00 was approved by the Clark County Planning Commission to change the street name from Anita Avenue to Ramos Ranch Road west of the Muddy River. The Muddy River was a natural break in the alignment and prevented the existing segment Anita Avenue on the east side of the Muddy River from connecting with the new name of Ramos Ranch Road. In 2011, a parcel map PM 118-24 recorded, naming the dedicated public right-of-way Ramos Ranch Road. This extended the street name of Ramos Ranch Road east of the Muddy River and created the name change from Ramos Ranch Road to Anita Avenue to occur at Cooper Street. This street name change application would change the name of Anita Avenue to Ramos Ranch Road between Cooper Street and Deer Street creating a consistent street name along the alignment abutting the south property line of the Overton-Perkins Field Airport. No addresses will be affected. Staff supports this street name change. The Combined Fire Communication Center also recommends approval.

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**

- Subject to Ramos Ranch Road;
- Street signs shall be installed within 60 calendar days of the approval of this application.
- Applicant is advised they are responsible for the installation of street signs per Public Works requirements; 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; and that 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.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CLARK COUNTY DEPT. OF AVIATION

CONTACT: CLARK COUNTY DEPT. OF AVIATION, PO BOX 11005, LAS VEGAS, NV 89111