

11/01/22 PC AGENDA SHEET

RIGHTS-OF-WAY
(TITLE 30)

STATE HWY 159/STATE HWY 160
(RED ROCK)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0509-RED ROCK MEMORIAL PARK, LLC:

VACATE AND ABANDON portions of a right-of-way being Meng Street located between Sunset Road (alignment) and Penelope Road, a portion of right-of-way being Penelope Road between Buster Way and Meng Street; a portion of right-of-way being Buster Way located between Penelope Road (alignment) and Tuffy Lane, and a portion of right-of-way being Tuffy Lane located between Buster Way and Meng Street within Red Rock (description on file). JJ/sd/syp (For possible action)

RELATED INFORMATION:

APN:

175-09-000-002; 175-09-000-004; 175-09-000-005

LAND USE PLAN:

SOUTH COUNTY (RED ROCK) - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans depict the vacation of existing rights-of-way being Tuffy Lane, Meng Street, Penelope Road, and Buster Way. The applicant states that these streets are no longer needed for the development of the property.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-18-400232 (MP-0313-11)	Waiver of conditions of a Concept Plan requiring no access onto Highway 159 and right-of-way approval from the Bureau of Land Management for primary access is required prior to approval of the Specific Plan in conjunction with a mixed-use Comprehensive Master planned community (Gypsum Reclamation) on 2,010.6 acres in an R-U zone	Approved by BCC	April 2019
MP-0505-16	Amended Concept Plan for the Gypsum Reclamation planned community	Withdrawn by the applicant	N/A

Prior Land Use Requests

Application Number	Request	Action	Date
WC-0099-11 (MP-0313-11)	Waiver of conditions of a Concept Plan requiring no access onto Highway 159 and right-of-way approval from the Bureau of Land Management for primary access is required prior to approval of the Specific Plan in conjunction with a mixed-use Comprehensive Master planned community	Withdrawn by the applicant	N/A
MP-0313-11	Concept Plan for the Gypsum Reclamation planned community	Approved by BCC	August 2011
MP-0736-02	Concept Plan for a planned community known as Cielo Encantado	Withdrawn by the applicant	N/A

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Business Employment	R-U	Undeveloped
South & East	Open Lands	R-U	Undeveloped

Related Applications

Application Number	Request
UC-22-0508	A use permit for a cemetery and funeral home 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;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RED ROCK MEMORIAL PARK, LLC

CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135