

RIGHT-OF-WAY
(TITLE 30)

BACKSTAGE BLVD/DESERT INN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0103-VT 1, LLC & SIERRA RIDGE STORAGE, LLC:

VACATE AND ABANDON a portion of right-of-way being Backstage Boulevard located between Desert Inn Road and Raymert Drive and a portion of right-of-way being Raymert Drive located between Backstage Boulevard and US Highway 95 within Paradise (description on file). TS/rk/syp (For possible action)

RELATED INFORMATION:

APN:

161-18-510-058

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

The plans show the vacation and abandonment of 5 foot wide portions of Backstage Boulevard and Raymert Drive to accommodate detached/meandering sidewalks in conjunction with a mini-warehouse development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0760-07	Reclassified this site to C-1 zoning for an office building and animal care facility	Approved by BCC	August 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	H-1	Undeveloped
South	Corridor Mixed-Use	C-P	Outside storage
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
West	Corridor Mixed-Use	C-1	Retail center, vehicle sales, & undeveloped

Related Applications

Application Number	Request
UC-23-0102	A use permit for a mini-warehouse facility 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 for detached sidewalk.

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:

Comprehensive 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 a 54 foot property line radius in the northeast corner of the site and associated spandrels;
- 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

- 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.

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: KURT WALDEN

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