

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-23-400179 (VS-21-0602)-DWW CO INC:**

**VACATE AND ADANDON FIRST EXTENSION OF TIME** for a portion of a right-of-way being Valadez Street located between Cimarron Road and Buffalo Drive, a portion of right-of-way being Pamalyn Avenue (alignment) located between Roy Horn Way and Maule Avenue, and a portion of Cimarron Road located between Roy Horn Way and Maule Avenue within Spring Valley (description on file). MN/jm/syp (for possible action)

---

RELATED INFORMATION:

**APN:**

176-04-601-001; 176-04-601-003; 176-04-601-018

**LAND USE PLAN:**

SPRING VALLEY - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

The applicant requests the vacation and abandonment of a 30 foot wide right-of-way being Valadez Street, a 30 foot wide right-of-way being Pamalyn Avenue (alignment), and a portion of a 5 foot wide right-of-way being Cimarron Road. The adjacent parcels to the east, south, and west are undeveloped and the CC 215 runs along the north property line. The applicant states these rights-of-way are no longer needed for the development of the parcel.

Previous Conditions of Approval

Listed below are the approved conditions for VS-21-0602:

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

- Right-of-way dedication to include 35 feet to the back of curb for Cimmaron Road, a portion of right-of-way for Roy Horn Way as determined by Public Works, and the associated spandrel;

- Dedicate any right-of-way and easements necessary for the Beltway, Frontage Road improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other dedications to occur with the subdivision map;
- 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 and the dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Applicant’s Justification

The applicant states the original request is dependent on the recordation of MSM-22-600079 for which a drainage study and off-site improvements plans are required. The drainage study is still under review (PW23-11763) and the improvement plans have not been submitted yet.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-0569-02	Reclassified 2.2 acres from R-E to M-D zoning with a use permit for an off-premises sign	Approved by BCC	June 2002
VS-21-0602	Vacated and abandoned a right-of-way along Valadez Street, Pamalyn Avenue, and Cimarron Road	Approved by PC	December 2021

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Business Employment	C-2 & R-E	CC 215
South	Business Employment	C-2	Medical offices
East	Business Employment	U-V	Mixed-Use
West	Business Employment	M-D	Offices

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

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis**

**Comprehensive Planning**

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property.

Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

**Public Works - Development Review**

There have been no significant changes in this area. Staff has no objection to this extension of time.

**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**

- Until December 7, 2025 to record.
- Applicant is advised 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; the applicant is solely responsible for ensuring compliance with all conditions and deadlines, and that re-approval by the utility companies is required.

**Public Works - Development Review**

- Compliance with previous conditions.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:** Spring Valley - approval.

**APPROVALS:**

**PROTEST:**

**APPLICANT:** TOYOTA OF LAS VEGAS

**CONTACT:** SUZANNE LASPINA, LOCHSA ENGINEERING, 6345 S. JONES BOULEVARD #100, LAS VEGAS, NV 89118