

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0690-COLVIN INDUSTRIAL PTY GRP, LLC-SERIES C:

VACATE AND ABANDON a portion of a right-of-way being Raleigh Lane located between Sky Road and MacFarland Avenue within Indian Springs (description on file). AB/r/kh (For possible action)

RELATED INFORMATION:

APN:

059-17-501-007; 059-17-501-008; 059-17-501-018 through 059-17-501-021

PROPOSED LAND USE PLAN:

NORTHWEST COUNTY (INDIAN SPRINGS) - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

The plan depicts a portion of right-of-way proposed to be vacated along the south side of Raleigh Lane. The right-of-way is shown as being 5 feet wide and approximately 406.5 feet in length. The proposed vacation is for the construction of a detached sidewalk in conjunction with a proposed multi-family development on a 14.31 acre property which abuts the south side of the right-of-way.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0212-15	Early grading - expired	Approved by PC	May 2015
WS-1725-06	Increased the height of finished floor elevations and a design review for a single-family residential subdivision within a Hillside Transition Boundary - expired	Approved by PC	January 2007
TM-0508-06	59 residential lots and 1 common element lot - expired	Approved by PC	January 2007
WS-1264-06	Off-site improvements (excluding paving), landscaping, and wall requirements - expired	Approved by BCC	October 2006
TM-0372-06	35 residential lots and 1 common element lot - expired	Approved by BCC	October 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
South	Open Lands	RS80	Undeveloped
East	Edge Neighborhood (up to 1 du/ac)	RS40	Single-family residential & undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential

Related Applications

Application Number	Request
PA-24-700037	A plan amendment to redesignate the existing land use category from Mid-Intensity Suburban (MN) (up to 8 du/ac) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-24-0691	A zone change to reclassify this site from RS5.2 to RM18 zoning for a multi-family residential development on 14.31 acres is a companion item on this agenda.
DR-24-0692	A design review for a 130 unit, single-story, multi-family residential development 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 sidewalks.

Staff Recommendation

Approval. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: March 4, 2025 – APPROVED – Vote: Unanimous Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- 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 devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Indian Springs - approval (do not waive sidewalks).

APPROVALS:

PROTESTS:

PLANNING COMMISSION ACTION: January 21, 2025 – HELD – To 03/04/25 – per the applicant.

APPLICANT: COLVIN INDUSTRIAL PPTY GRP, LLC-SERIES C

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