10/06/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-26-0494-BENSON FAMILY TRUST & BENSON DENNIS W & PAMELA J TRS:

VACATE AND ABANDON a portion of an un-named right-of-way located between US 95 South and Main Street within Searchlight (description on file). MN/jl/kh (For possible action)

RELATED INFORMATION:

APN:
243-34-713-013; 243-34-713-014; 243-35-310-071; 243-35-310-072; 243-35-310-094

LAND USE PLAN:
SOUTH COUNTY (SEARCHLIGHT) - CORRIDOR MIXED-USE

BACKGROUND:
Project Description
The request is to vacate an un-named portion of a right-of-way which is no longer needed for the development of the site.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use & Public Facility	CG & PF	Post office, motel, & undeveloped
South	Corridor Mixed-Use	CG	Gas station & convenience store
East	Low-Intensity Suburban neighborhood (up to 5 du/ac)	CG & RS5.2	Single-family residential & undeveloped
West	Corridor Mixed-Use	CG	Retail & senior center

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:

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

- 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:
APPROVALS:
PROTESTS:

APPLICANT: PAMELA JEAN BENSON
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