

02/02/21 PC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

BLUE DIAMOND RD/MILLER LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-20-0568-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

VACATE AND ABANDON a portion of right-of-way being Oleta Avenue (alignment) located between Miller Lane and Warbonnet Way within Enterprise (description on file). JJ/sd/jd (For possible action)

RELATED INFORMATION:

APN:

176-21-601-013; 176-21-699-003

LAND USE PLAN:

ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

The applicant is requesting to vacate a 30 foot wide portion right-of-way being Oleta Avenue (alignment) that ranges in width from 30 feet to 33 feet. The purpose is to vacate the 30-foot strip south of the applicant's property and related spandrel portion.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0943	Fast food restaurants with waivers for landscaping, wall height, cross access and modified driveway standards, for the property to the southeast; condition of approval requires this vacation of Oleta Avenue	Approved by BCC	February 2020
VS-0543-07	Vacated and abandoned easements of interest to Clark County located between Warbonnet Way and Buffalo Drive, and between Agate Avenue and Blue Diamond Road, and portion of right-of-way being Miller Lane located between Agate Avenue and Blue Diamond Road, and a portion of right-of-way being Oleta Avenue between Warbonnet Way and Miller Lane - expired	Approved by PC	June 2007
ZC-0001-07	Reclassified to C-2 zoning and a design review for a grocery store	Approved by BCC	February 2007

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0002-07	Vacated and abandoned right-of-way and easement - expired	Approved by BCC	February 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, West, & East	Commercial General	C-2	Undeveloped
South	Commercial General	H-2	Undeveloped

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that 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.
- Applicant is advised that the drainage study will determine the width of any required drainage easements.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JOE K. PECK

CONTACT: JOE PECK, LOCHSA ENGINEERING, 6345 S. JONES BOULEVARD, LAS VEGAS, NV 89118