

02/02/21 PC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

BADURA AVE/LINDELL RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-20-0569-COUNTY OF CLARK (AVIATION) & BELTWAY BUS PK OFF #3, LLC
LEASE:**

VACATE AND ABANDON portions of a right-of-way being Badura Avenue located between Lindell Road and Jones Boulevard and Lindell Road between Badura Avenue and Roy Horn Way within Enterprise (description on file). MN/bb/jd (For possible action)

RELATED INFORMATION:

APN:

176-01-201-018

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 5 foot portion of right-of-way being Badura Avenue and Lindell Road. The area of right-of-way being vacated is 4,484 square feet. The applicant states the vacation and abandonment of right-of-way is required due to the construction of a detached sidewalk along Badura Avenue and Lindell Road.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0312-11	Parking lot expansion and waiver of conditions for ZC-1279-04 for off-site improvements	Approved by BCC	August 2011
WS-0906-07	Reduced sign separations, increased the number of allowable signs, and allowed signs where not permitted, and a design review for signs in conjunction with an industrial, office, and retail development	Approved by BCC	September 2007
VS-1604-06	Vacated and abandoned 5 feet of right-of-way for Badura Avenue to allow a detached sidewalk to the west of the site	Approved by PC	January 2007
ZC-0089-06	Reclassified to M-D zoning with waivers to increase wall heights and increase the area of monument signs, and a design review for signs	Approved by BCC	May 2006

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1279-04	Reclassified to M-D zoning with a use permit for office as a principal use and a design review for an office/warehouse building	Approved by BCC	August 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Business and Design/Research Park	M-D	Undeveloped
South	Business and Design/Research Park	M-D	Office & industrial buildings

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

- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;

- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: COUNTY OF CLARK (AVIATION) & BELTWAY BUS PK OFF #3, LLC
LEASE

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