

RIGHT-OF-WAY
(TITLE 30)

DURANGO DR/POST RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-20-0542-DURANGO HEALTH CENTER INC:

VACATE AND ABANDON a portion of a right-of-way being Durango Drive located between Post Road and Teco Avenue (alignment) within Spring Valley (description on file). MN/rk/ja
(For possible action)

RELATED INFORMATION:

APN:

163-33-401-001; 163-33-401-002

LAND USE PLAN:

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

The plans show the vacation and abandonment of a 5 foot wide portion of the east side of Durango Drive to accommodate a detached sidewalk in conjunction with a proposed health care building. The applicant is requesting to vacate the 5 foot wide area between the sidewalk and the curb.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1715-05	Reclassified this site and the surrounding 122 acres to M-D zoning for a future science and research center	Approved by BCC	December 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-E	Undeveloped
South	Commercial General	C-2	Office/warehouse building
East	Business and Design/Research Park	M-D	Undeveloped
West	Residential Urban Center (from 18 to 32 du/ac)	R-4	Multiple family complex

Related Applications

Application Number	Request
UC-20-0541	Use permit to allow an office as the primary use in an M-D zone, waiver for driveway throat depth, and design review for a 98,000 square foot health care building 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 a sliver of right-of-way to accommodate detached sidewalks for Durango Drive.

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

- Right-of-way dedication to accommodate a dedicated right turn lane for the proposed driveway on Durango Drive;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: DURANGO HEALTH CENTER INC.

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