

02/03/21 BCC AGENDA SHEET

RIGHT-OF-WAY  
(TITLE 30)

JONES BLVD/BRENT LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-20-0559-BUILDINGNV, LLC:**

**VACATE AND ABANDON** a portion of a right-of-way being Lutts Street located between Guy Avenue and Brent Lane and a portion of right-of-way being Guy Avenue between Lutts Street and Jones Boulevard within Lone Mountain (description on file). MK/jvm/jd (For possible action)

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RELATED INFORMATION:

**APN:**

125-11-604-004; 125-11-604-005

**LAND USE PLAN:**

LONE MOUNTAIN - RURAL NEIGHBORHOOD (UP TO 2 DU/AC)

LONE MOUNTAIN - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of a 12 foot portion of both Lutts Street and Guy Avenue. The result of this vacation would reduce both streets from the current 60 foot wide right-of-way to the proposed 48 foot right-of-way. The applicant states that there is limited access to these streets and 48 foot wide streets will be sufficient.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-19-0093	Reduced gross lot area to 18,000 square feet for 10 lots on a portion of this site (APN# 125-11-604-004)	Approved by BCC	March 2019
TM-19-500030	10 single family residential lots on 5 acres	Approved by BCC	March 2019

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential
North, East, & South	City of Las Vegas	RPD-2 & 3	Single family residential

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-20-0558	Waiver of development standards to reduce lot size and a design review for a single family development is a companion item on this agenda.
TM-20-500196	A tentative map consisting of 20 lots on 10 acres 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 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**

- Right-of-way dedication to include 40 feet for Jones Boulevard, 30 feet for Brent Lane, 18 feet for Guy Avenue, and associated spandrels;
- 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**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** BUILDINGNV, LLC

**CONTACT:** PER4MANCE ENGINEERING, 4525 W. HACIENDA AVE, STE L-1, LAS VEGAS, NV 89118