

RIGHT-OF-WAY  
(TITLE 30)

**UPDATE**  
DURANGO DR/POST RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-20-0542-DURANGO HEALTH CENTER INC:**

**HOLDOVER 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)

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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**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
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**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
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**

<b>Application Number</b>	<b>Request</b>
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 **the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application;** 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:**

**COUNTY COMMISSION ACTION:** February 3, 2021 – HELD – To 02/17/21 – per Commissioner Naft.

**APPLICANT:** DURANGO HEALTH CENTER INC.

**CONTACT:** TOMMY HUGGINS, 8882 SPANISH RIDGE AVE., LAS VEGAS, NV 89148