

PLAN AMENDMENT

I-15/SR 168
(MOAPA)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-20-700150-LEWIS A.D. FAMILY TRUST & LEWIS, AARON A. & DANIELLE M. TRS:

PLAN AMENDMENT to amend Map 4 of the Transportation Element of the Clark County Comprehensive Master Plan by removing portions of 80 foot and 100 foot rights-of-way between I-15 and Lewis Ranch Road (alignment), and between Dude Drive and the southern boundary of Section 02.

Generally located on the east side of I-15 and the south side of State Route 168 (alignment) within Moapa. MK/pd (For possible action)

RELATED INFORMATION:

APN:

042-02-301-014; 042-02-401-003; 042-02-701-001; 042-02-701-002; 042-02-801-001 through 042-02-801-003

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA) - RESIDENTIAL RURAL (UP TO 0.5 DU/AC)

BACKGROUND:

Project Description

This is a request to remove two, 80 foot wide sections of rights-of-way approximately one-half mile in length, and two, 100 foot wide sections of rights-of-ways approximately three-quarters of a mile in length, as depicted on Map 4 of the Transportation Element of the Clark County Comprehensive Master Plan.

Applicant's Justification

This is a plan amendment to remove portions of unnamed rights-of-way for various alignments as shown on Map 4 of the Transportation Element. The applicant indicates the purpose of the plan amendment is to satisfy a Public Works condition associated with the approval of AR-19-400041 (UC-0114-09) to amend the Transportation Element on the subject site.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-19-400041 (UC-0114-09)	First application for review of a batch plant and gravel pit	Approved by BCC	May 2019

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0114-09	Batch plant and gravel pit	Approved by BCC	June 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Open Land, Industrial & Commercial General	R-U	I-15 & undeveloped
South	Open Land	R-U	Undeveloped
East	Agriculture & Commercial Tourist	R-U & R-A	Agriculture & undeveloped
West	Open Land & Residential Rural (up to 1 du/2ac)	R-U	Single family residential & undeveloped

Related Applications

Application Number	Request
AR 21-400011 (UC-0114-09)	Second application for review of a gravel pit, permanent batch plant, and the reduced separation from a gravel pit and batch plant to residential uses is a companion item on this agenda.
VS-21-0028	A vacation and abandonment of 2 unnamed rights-of-way 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**Community Planning**

Staff finds the request for the plan amendment is appropriate for this location. If this request is adopted, there will be remnant sections of remaining rights-of-way left in this area that should be updated in a staff initiated clean-up of Map 4 of the Transportation Element. Staff has received a recommendation from the Regional Transportation Commission (RTC) stating that the removal of sections of rights-of-way will not adversely impact the regional transportation plan in the area.

Staff Recommendation

Adopt. This item has been forwarded to the Board of County Commissioners' meeting for final action.

If this request is adopted, 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.

PLANNING COMMISSION ACTION: March 16, 2021 – ADOPTED – Vote: Unanimous

TAB/CAC: Moapa – approval.

APPROVALS:

PROTEST:

APPLICANT: AARON LEWIS

CONTACT: CATHY DENMAN, 7213 N. JONES BLVD., LAS VEGAS, NV 89131