

04/21/21 BCC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

I-15/SR 168
(MOAPA)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0028-LEWIS FAMILY TR MARTL DEDUCT TR & LEWIS, PATRICIA TRS:

VACATE AND ABANDON a portion of a right-of-way being 2 unnamed north/south and east/west alignments located between I-15 to the northwest and the Union Pacific Railroad tracks to the northeast and the southerly section line of Section 2, Township 15 South, Range 66 East within Moapa (description on file). MK/lm/jd (For possible action)

RELATED INFORMATION:

APN:

042-02-401-003; 042-02-701-001; 042-02-701-002; 042-02-801-001; 042-02-801-002

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 2 unnamed 30 foot wide rights-of-way located along the south and west property lines of APN 042-02-801-001 within the boundary site of an existing gravel pit and batch plant. The public rights-of-way being vacated were originally dedicated as a condition of UC-0163-99.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-19-400041 (UC-0114-09)	First application for review of a gravel pit and permanent batch plant	Approved by BCC	May 2019
UC-0114-09	Gravel pit, permanent batch plant, and reduced the separation from a gravel pit and batch plant to residential uses	Approved by BCC	June 2009
UC-0163-99 (ET-0066-09)	Second extension of time to review a quarry and gravel pit	Approved by PC	June 2009
UC-0163-99 (ET-0081-04)	First extension of time for quarry/gravel pit	Approved by PC	June 2005
UC-0163-99	Quarry and gravel pit	Approved by PC	March 1999
UC-1823-93	Quarry and gravel pit - expired	Approved by PC	March 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Rural (up to 3 du/ac) & Commercial General	R-U	Undeveloped land, further north across I-15 is the Glendale service station, convenience store & motel
South	Rural Residential (up to 3 du/ac) & Open Land	R-U	Undeveloped
East	Residential Agricultural (up to 1 du/ac) & Residential Rural (up to 3 du/ac)	R-A	Developed
West	Rural Residential (up to 3 du/ac) & Open Land	R-U	Undeveloped & I-15

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.
PA-20-700150	An amendment to the Transportation Element Map 4 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. This item has been forwarded to the Board of County Commissioners' meeting for final action.

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.

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

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

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

TAB/CAC: Moapa - approval.

APPROVALS:

PROTESTS:

APPLICANT: LEWIS FAMILY TRUST

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