

RIGHT-OF-WAY
(TITLE 30)

UPDATE
TENAYA WY/LONE MOUNTAIN RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-21-0323-MCGILLIS INVESTMENT CO, LLP:

APPEAL VACATE AND ABANDON a portion of right-of-way being Tenaya Way located between Lone Mountain Road and Verde Way within Lone Mountain (description on file). RM/nr/jd (For possible action)

RELATED INFORMATION:

APN:
125-34-410-058; 125-34-410-068

LAND USE PLAN:
LONE MOUNTAIN - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

BACKGROUND:
Project Description

This application is a request to vacate and abandon a portion of right-of-way in conjunction with a proposed funeral home. The plans depict the vacation and abandonment of a 10 foot wide portion of right-of-way on the west side of Tenaya Way extending north from Lone Mountain Road to Verde Way.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0187-08	Congregate care facility - expired	Approved by BCC	July 2008
VS-0188-08	Right-of-way between Lone Mountain Road and Verde Way - expired	Approved by PC	April 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential
South	City of Las Vegas	U(L)	Bunker's Memory Gardens Cemetery
East	City of Las Vegas	R-PD5	Painted Desert single family & multiple family residential
West	Residential Low (up to 3 du/ac)	R-E	Single family residential

Related Applications

Application Number	Request
UC-21-0324	A use permit for a funeral home 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 10 feet of right-of-way for Tenaya Way to match the existing 30 foot wide dedication on the east side of the street.

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.

PLANNING COMMISSION ACTION: August 17, 2021 – APPROVED – Vote: Aye: Stone, Kirk, Frasier, Kilarski, Castello, Waltho Nay: Nguyen

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: Lone Mountain - denial.

APPROVALS: 5 cards

PROTESTS: 6 cards, 2 emails

APPEAL: This item has been appealed by a neighbor who states this request is against the Interlocal Agreement and is not allowed per contract.

APPLICANT: FRANCOIS BENOIT

CONTACT: FRANCOIS BENOIT, CREATIVE DESIGN ARCHITECTURE, 1855 VILLAGE
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