

PLAN AMENDMENT
(TRANSPORTATION ELEMENT)

GRAND CANYON DR/PEBBLE RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-21-700003-SUN WEST LTD, ET AL:

PLAN AMENDMENT to amend Map 1.3 of the Transportation Element of the Clark County Comprehensive Master Plan by removing a portion of an 80 foot right-of-way being Grand Canyon Drive (alignment).

Generally located on Grand Canyon Drive (alignment) between Pebble Road and Ford Avenue.
JJ/gc (For possible action)

RELATED INFORMATION:

APN:

176-18-401-005 & 012; 176-18-496-001 & 004; 176-18-801-001 & 009; and 176-18-896-002 & 005

LAND USE PLAN:

- ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)
- ENTERPRISE - PUBLIC FACILITIES
- ENTERPRISE - MAJOR DEVELOPMENT PROJECT
- ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

This is a request to remove an 80 foot wide right-of-way being Grand Canyon Drive (alignment) located between Pebble Road and Ford Avenue, and designated as a collector street on Map 1.3 of the Transportation Element of the Clark County Comprehensive Master Plan.

Applicant's Justification

The applicant states that the Blue Diamond Wash prevents the continuation of Grand Canyon Drive in this area, and therefore, Grand Canyon Drive is not needed for future right-of-way purposes.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities & Major Development Project (Rhodes Ranch)	P-F & R-3	Forbuss Elementary School & single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Rural Neighborhood Preservation (up to 2 du/ac) & Residential Low (up to 3.5 du/ac)	R-E (RNP-I)	Undeveloped & single family residential
East	Rural Neighborhood Preservation (up to 2 du/ac), Public Facilities, & Residential High (8 to 18 du/ac)	R-E & R-E (RNP-I)	Accessory structure prior to principal (active CE21-05468 for outside storage), Blue Diamond Wash, & undeveloped
West	Rural Neighborhood Preservation (up to 2 du/ac), Public Facilities, & Residential Suburban (up to 8 du/ac)	R-E & R-E (RNP-I)	Blue Diamond Wash & undeveloped

Related Applications

Application Number	Request
CP-21-900382	Authorize the Chair to sign a resolution amending the Transportation Element of the Clark County Comprehensive Master Plan is a companion item on this agenda.
UC-21-0512	A use permit to allow an accessory structure (garage) prior to a principal residence and a design review for finished grade is a companion item on this agenda.
VS-21-0513	A vacation and abandonment of government patent easements and portions of right-of-way being Pebble Road 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 to the Transportation Element appropriate for this location. The section of right-of-way will not be used as a collector street as designated on Map 1.3. The Blue Diamond Wash prevents Grand Canyon Drive from going through and there are no plans to construct a bridge over the wash; therefore, staff can support this request.

Staff Recommendation

Adopt. This item will be forwarded to the Board of County Commissioners’ meeting for final action on November 17, 2021 at 9:00 a.m., unless otherwise announced.

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.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTEST:

APPLICANT: SUN WEST LTD

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