

RIGHT-OF-WAY  
(TITLE 30)

ELDORA AVE/PIONEER WY

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-21-0494-ELDORA LAS VEGAS INVESTMENTS, LLC:**

**VACATE AND ABANDON** a portion of right-of-way being Eldora Avenue located between Pioneer Way (alignment) and Monte Cristo Way within Spring Valley (description on file). JJ/rk/jo (For possible action)

**RELATED INFORMATION:**

**APN:**

163-10-106-011

**LAND USE PLAN:**

SPRING VALLEY - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of a portion of the Eldora Avenue right-of-way which was previously dedicated as a public access entrance for a previously approved development. A newly configured access point will be depicted as an easement with the proposed single family residential development.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-0211-16	Vacated and abandoned a portion of Eldora Avenue right-of-way - expired	Approved by BCC	May 2016
WS-0122-16	Waivers for reduced net lot area and increased block wall height with a design review for finished grade - expired	Approved by BCC	May 2016
TM-0025-16	10 single family residential lots on 5 acres - expired	Approved by BCC	May 2016
WS-1947-04	Waivers for reduced net lot area for a 10 lot residential development - expired	Approved by PC	December 2004
VS-1945-04	Vacated and abandoned easements - recorded	Approved by PC	December 2004

### Prior Land Use Requests

Application Number	Request	Action	Date
TM-0650-04	10 single family residential lots on 5 acres - expired	Approved by PC	December 2004

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Neighborhood	C-1	Mini-warehouse facility
South, East, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Mixture of developed & undeveloped single family residential

### Related Applications

Application Number	Request
WS-21-0491	A wavier of development standards for reduced net lot area, increased wall height, and modified off-site improvements for a single family residential development is a companion item on this agenda.
TM-21-500142	A tentative map for 10 single family residential lots on 5 acres 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.

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**

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

**Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:** Spring Valley - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** GREYSTONE NEVADA, LLC

**CONTACT:** ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD., SUITE 100, LAS VEGAS, NV 89118