RIGHT-OF-WAY/EASEMENTS

DURANGO DR/SPANISH RIDGE AVE
(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-19-0252-PROANO, MANUEL & ANNE:

VACATE AND ABANDON easements of interest to Clark County located between Spanish Ridge Avenue and Russell Road, and between Durango Drive and Riley Street; and a portion of a right-of-way being Bonita Vista Street located between Spanish Ridge Avenue and Russell Road within Spring Valley (description on file). JJ/md/ja (For possible action)

RELATED INFORMATION:

APN:
163-29-801-006

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

BACKGROUND:
Project Description
The plans depict the vacation and abandonment of a 3 foot wide government patent easement along Spanish Ridge Avenue and a 9 foot wide government patent easement along Bonita Vista Street. A 6 foot wide portion of right-of-way being Bonita Vista Street will also be vacated. The vacation of the patent easements and right-of-way are necessary for the development of the project site.

Prior Land Use Requests

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZC-0834-07</td>
<td>Reclassified the project site from R-E to C-1 zoning for future commercial development</td>
<td>Approved by BCC</td>
<td>August 2007</td>
</tr>
</tbody>
</table>

Surrounding Land Use

<table>
<thead>
<tr>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>R-3 &amp; C-P</td>
<td>Multiple family development &amp; office complex</td>
</tr>
<tr>
<td>South</td>
<td>R-2</td>
<td>Single family residential development</td>
</tr>
<tr>
<td>East</td>
<td>C-1</td>
<td>Office complex</td>
</tr>
<tr>
<td>West</td>
<td>R-2</td>
<td>Single family residential development</td>
</tr>
</tbody>
</table>
Related Applications

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
</tr>
</thead>
<tbody>
<tr>
<td>NZC-19-0257</td>
<td>A nonconforming zone change to reclassify the site to an RUD zone for a single family residential development is a companion item on this agenda.</td>
</tr>
<tr>
<td>TM-19-500078</td>
<td>A tentative map consisting of 23 residential lots and 1 common lot for a single family residential development is a companion item on this agenda.</td>
</tr>
</tbody>
</table>

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 6 feet of right-of-way for Bonita Vista Street to reduce the overall width of the street to 47.5 feet, with L curb on the west side of the street and R curb proposed for the east side. Additionally, staff has no objection to the vacation of easements that are not necessary for site, drainage, or roadway development.

Staff Recommendation
Approval. This item has been forwarded to the Board of County Commissioners 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: May 21, 2019 – APPROVED – Vote: Unanimous Absent: Morley

Current Planning
- Satisfy utility companies’ requirements.
- Applicant is advised that 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
- Applicant shall coordinate with the Map Team regarding required easement dedications;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:
APPLICANT:  SUMMIT HOMES OF NEVADA
CONTACT:  JANNA FELIPE, TANEY ENGINEERING CORP, 6030 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV  89118