PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-18-0670-RAINBOW & SUNSET INVESTMENTS, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Sunset Road and Post Road, and between Rainbow Boulevard and Santa Margarita Street and a portion of a right-of-way being Rainbow Boulevard located between Sunset Road and Post Road within Spring Valley (description on file). SS/lm/ml (For possible action)

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**RELATED INFORMATION:**

**APN:**
163-35-401-012

**LAND USE PLAN:**
SPRING VALLEY - COMMERCIAL GENERAL

**BACKGROUND:**
**Project Description**
This is a request to vacate and abandon the east 5 feet of the west 60 feet of Rainbow Boulevard. There is also a request to vacate and abandon a public drainage easement located in the westerly portion of the site.

The applicant states that the right-of-way and easement are no longer needed for the development of the 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>DR-18-0272</td>
<td>Retail center</td>
<td>Approved by BCC</td>
<td>May 2018</td>
</tr>
<tr>
<td>WC-18-400082 (ZC-1762-06)</td>
<td>Waiver of conditions of a zone change requiring the east elevation of Building Pad #1 and east elevation of retail building to closely match west elevations and include tile veneer on columns; and right-of-way dedication to include 30 feet for Teco Avenue and related spandrel for an approved retail center</td>
<td>Approved by BCC</td>
<td>May 2018</td>
</tr>
<tr>
<td>ZC-1762-06</td>
<td>Reclassified the site to a C-2 zone for a proposed shopping center</td>
<td>Approved by BCC</td>
<td>February 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>Commercial General</td>
<td>C-2</td>
</tr>
<tr>
<td>South</td>
<td>Commercial General</td>
<td>C-2</td>
</tr>
<tr>
<td>East</td>
<td>Commercial General</td>
<td>M-D</td>
</tr>
<tr>
<td>West</td>
<td>Commercial General</td>
<td>C-2</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 easements and right-of-way that are 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 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
- Drainage study and compliance;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

#### Clark County Water Reclamation District (CCWRD)
- No objection.
TAB/CAC: Spring Valley - approval.
APPROVALS:
PROTESTS:

APPLICANT: RAINBOW & SUNSET INVESTMENTS, LLC
CONTACT: RIEZ CONSULTING, INC, 3060 E. POST RD, STE 110, LAS VEGAS, NV 89120