VACATE AND ABANDON a portion of a right-of-way being Laredo Street located between El Camino Road and Mann Street (alignment) within Spring Valley (description on file). SB/lm/ml

(For possible action)

RELATED INFORMATION:

APN:
163-11-502-002

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:
Project Description
This is a request to vacate and abandon a spandrel area at the northwest corner of the intersection of Laredo Street and El Camino Road.

The applicant indicates that this is a remnant area discovered after the vacation and abandonment of El Camino Road was recorded for the development to the northwest of the intersection.

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-0338-15</td>
<td>Reclassified 1.8 acres to C-2 zone with use permit for an automobile maintenance/repair facility and waiver of condition requiring no buildings within 250 feet of the south property line</td>
<td>Approved by BCC</td>
<td>September 2015</td>
</tr>
<tr>
<td>WS-0794-03</td>
<td>Off-site improvements and increased screen wall in conjunction with an approved automobile and service facility</td>
<td>Approved by PC</td>
<td>July 2003</td>
</tr>
<tr>
<td>VS-0059-03</td>
<td>Vacated a portion of El Camino Road</td>
<td>Approved by BCC</td>
<td>February 2003</td>
</tr>
<tr>
<td>ZC-1495-02</td>
<td>Established the C-2 zoning (north approximate 325 feet) and C-P zoning (south approximate 280 feet) for the vehicle (automobile) sales and service facility (AutoNation)</td>
<td>Approved by BCC</td>
<td>December 2002</td>
</tr>
</tbody>
</table>
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<tr>
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<tr>
<td>VS-1493-02</td>
<td>Vacation of a portion of Mann Street</td>
<td>Approved by BCC</td>
<td>December 2002</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>City of Las Vegas C-2</td>
<td>Vehicle (auto) dealership</td>
</tr>
<tr>
<td>South</td>
<td>Rural Neighborhood Preservation (up to 2 du/ac) R-E (RNP-I)</td>
<td>Single family residences</td>
</tr>
<tr>
<td>East</td>
<td>Commercial General C-2 &amp; C-P</td>
<td>Vehicle (auto) dealership &amp; portion undeveloped</td>
</tr>
<tr>
<td>West</td>
<td>Commercial General C-P &amp; C2</td>
<td>Vehicle (auto) dealership</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 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 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:
APPROVALS:
PROTESTS:

APPLICANT: JRJ INVESTMENTS, INC.
CONTACT: BAUGHMAN & TURNER, INC., 1210 HINSON STREET, LAS VEGAS, NV 89102