RIGHT-OF-WAY (TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-0764-13 – WARM SPRINGS AND MYERS, LLC:

**VACATE AND ABANDON** a portion of right-of-way being Warm Springs Road located between Myers Street and Cimarron Road within Spring Valley (description on file). SS/rk/ml (For possible action)

---

RELATED INFORMATION:

APN:
176-04-801-002

LAND USE PLAN:
SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:
Project Description
The plans depict the vacation and abandonment of a 5 foot wide, 300 foot long portion of Warm Springs Road. This vacation and abandonment of the right-of-way will accommodate a detached sidewalk in conjunction with an approved single family residential development on the site. According to the applicant, the vacation of the right-of-way is needed to accommodate construction of a 126 lot single family subdivision and will allow for a meandering sidewalk along Warm Springs Road.

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>NZC-0403-13</td>
<td>Reclassified this site to R-2 zoning for a single family residential development</td>
<td>Approved by BCC</td>
<td>November 2013</td>
</tr>
<tr>
<td>WS-0394-06</td>
<td>First extension of time for a medical office complex with increased building height – expired</td>
<td>Approved by BCC</td>
<td>April 2008</td>
</tr>
<tr>
<td>ET-0047-08</td>
<td></td>
<td>Approved by BCC</td>
<td>April 2008</td>
</tr>
<tr>
<td>TM-0051-08</td>
<td>1 lot commercial subdivision – expired</td>
<td>Approved by PC</td>
<td>April 2008</td>
</tr>
<tr>
<td>WS-0394-06</td>
<td>Medical office development with increased building height – expired</td>
<td>Approved by BCC</td>
<td>May 2006</td>
</tr>
<tr>
<td>ZC-0949-05</td>
<td>Reclassified to C-1 zoning with a design review for a medical office development</td>
<td>Approved by BCC</td>
<td>July 2005</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 Business and Design/Research Park</td>
<td>R-E, M-D, &amp; U-V</td>
<td>Undeveloped &amp; mixed use development</td>
</tr>
<tr>
<td>East Business and Design/Research Park</td>
<td>R-E</td>
<td>Undeveloped</td>
</tr>
<tr>
<td>South Commercial Neighborhood</td>
<td>C-1</td>
<td>Undeveloped</td>
</tr>
<tr>
<td>West Office Professional, Commercial Neighborhood, and Business and Design/Research Park</td>
<td>C-P, C-1, &amp; C-2</td>
<td>Office and retail developments, including a tavern, &amp; undeveloped</td>
</tr>
</tbody>
</table>

The subject site and the surrounding area are in the Public Facility Needs Assessment (PFNA) area and the CMA Design and MUD-3 Overlay Districts.

Related Applications

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
</tr>
</thead>
<tbody>
<tr>
<td>TM-0210-13</td>
<td>A map to subdivide this site into 126 single family residential lots is a companion item application 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 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 Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning
- Satisfy utility companies' requirements.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; 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;
- Right-of-way dedication to include 30 feet for Arby Avenue, 30 feet for Myers Street and associated spandrels;
- 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: Warm Springs and Myers, LLC
CONTACT: Cindie Gee, G.C. Wallace, Inc., 1555 S. Rainbow Boulevard, Las Vegas, NV 89146