

UPDATE

RIGHT-OF-WAY
(TITLE 30)

COTTAGE GROVE AVE/MARYLAND PKWY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0313-UNIVERSITY BOARD OF REGENTS:

HOLDOVER VACATE AND ABANDON a portion of right-of-way being Maryland Parkway located between Cottage Grove Avenue and Flamingo Road and a portion of right-of-way being Cottage Grove Avenue between Claymont Street and Maryland Parkway within Paradise (description on file). TS/sd/jd (For possible action)

RELATED INFORMATION:

APN:

162-22-510-003 through 162-22-510-009; 162-22-510-011

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

The plans depict the vacation of a portion of 5 foot wide right-of-way being Maryland Parkway along the eastern parcel line and the vacation of approximately 774 square feet of right-of-way along Cottage Grove Avenue. With development occurring on-site, the project requires the vacation of these rights-of-way.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-18-0483	Vacated right-of-way being Cottage Grove Avenue	Approved by PC	August 2018
WS-0545-16	Waived off-site improvements	Approved by PC	September 2016
VS-0079-16	Vacated right-of-way being Cottage Grove Avenue	Approved by PC	April 2016
ZC-0187-15	Reclassified 16.1 acres from R-4 to P-F zoning in the MUD-2 Overlay District; with a design review for multiple family (student housing) residential	Approved by BCC	May 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2 & R-5	Retail center & apartments
South	Public Facilities	P-F	UNLV
East	Commercial General	C-P & C-1	Office building & retail center
West	Commercial General & Public Facilities	P-F	UNLV

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

- **Grant a 5 foot wide roadway easement behind the back of curb;**
- 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 the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.**

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD has existing or proposed assets within the area proposed to be vacated per VS-21-0313; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the easements/right-of-way are reserved; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; and that CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

PLANNING COMMISSION ACTION: August 17, 2021 – HELD – To 09/07/21 – per the applicant.

APPLICANT: WESTWOOD PROFESSIONAL SERVICES

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVE, STE 100, LAS VEGAS, NV 89118