

07/20/21 PC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

PATRICK LN/LAMB BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0263-CEDARROSA PERSONAL RESIDENCE TR & ZAMPINO CHRIS TRS:

VACATE AND ABANDON a portion of a right-of-way being Patrick Lane located between Lamb Boulevard and Annie Oakley Drive within Paradise (description on file). JG/jor/jd (For possible action)

RELATED INFORMATION:

APN:

161-31-603-021; 161-31-603-031; and 161-31-603-032

LAND USE PLAN:

WINCHESTER/PARADISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

The applicant is requesting to vacate a 10 foot wide portion of right-of-way (Patrick Lane) which runs along the south property lines of the existing residences located to the north on APNs 161-31-603-021, 161-31-603-031, and 161-31-603-032. The applicant intends to use this portion of right-of-way to install landscaping and screening to connect between APNs 161-31-603-021 and 161-31-603-032.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1367-97	Upgrade an overhead power transmission line	Approved by PC	September 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential
South	Business and Design/Research Park	M-D	Duck Creek Flood channel & industrial uses
West	Office Professional	C-P	Vacant

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 a portion of Patrick Lane 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

- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Paradise - approval.

APPROVALS:**PROTESTS:**

APPLICANT: JAMES WHEBLE

CONTACT: JAMES WHEBLE, 4162 E. PATRICK LN, LAS VEGAS, NV 89120