

RIGHT-OF-WAY
(TITLE 30)

OQUENDO RD/WYNN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0447-4251 OQUENDO RD LLC:

VACATE AND ABANDON a portion of a right-of-way being Oquendo Road located between Wynn Road and Arville Street within Paradise (description on file). MN/bb/syp (For possible action)

RELATED INFORMATION:

APN:

162-31-610-008

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

This request is to vacate an approximate 16 foot by 163 foot portion of the south half of Oquendo Road, approximately 300 feet west of Wynn Road. The additional space will be used for a proposed banquet facility with alcohol sales, and live entertainment.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-1	Distribution/Warehouse
South	Business Employment	M-1	Cement Training Center
East	Business Employment	M-1	Furniture manufacturing
West	Business Employment	M-1	Union Pacific Railroad

Related Applications

Application Number	Request
UC-22-0446	A use permit for a banquet facility, reduced parking, alternative landscaping, alcohol sales, and live entertainment is a companion item on this agenda.

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 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

- 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: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: 4251 OQUENDO RD LLC

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