

06/07/22 PC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

FAYLE ST/SANDY VALLEY RD
(GOODSPRINGS)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0148-JONLUCK INVESTMENT LIMITED:

VACATE AND ABANDON a portion of a right-of-way being Fayle Street located between Sandy Valley Road and San Pedro Avenue within South County (description on file). JJ/rk/jo
(For possible action)

RELATED INFORMATION:

APN:

202-26-703-035

LAND USE PLAN:

SOUTH COUNTY (GOODSPRINGS) - OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a remnant portion of a cul-de-sac on the southeast corner of the parcel. A use permit (UC-19-0153) was filed on this property for exotic animals, and one of the conditions of approval was to vacate this portion of the cul-de-sac.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400123 (UC-19-0153)	First extension of time for exotic animals	Approved by BCC	September 2021
UC-19-0153	Original request for exotic animals and fence height (wolf dogs/hybrids)	Approved by BCC	April 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-U & R-A	Single family residential & undeveloped
East	Outlying Neighborhood (up to 0.5 du/ac)	R-U	Undeveloped
South	Open Lands	R-U	Undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-U	Single family residential & undeveloped

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:**APPROVALS:****PROTESTS:**

APPLICANT: JONLUCK INVESTMENT LIMITED

CONTACT: BAUGHMAN & TURNER, INC., 1210 HINSON ST, LAS VEGAS, NV 89102