

08/18/21 BCC AGENDA SHEET

RIGHT-OF-WAY  
(TITLE 30)

HAMILTON AVE/DODD ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-21-0342-STORYBOOK-TROPICANA, LLC:**

**VACATE AND ABANDON** a portion of a right-of-way being Hamilton Avenue located between Dodd Street and Los Pinos Street within Whitney (description on file). JG/al/jd (For possible action)

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RELATED INFORMATION:

**APN:**

161-27-303-001; 161-27-303-003; 161-27-315-010; 161-27-701-001

**LAND USE PLAN:**

WHITNEY - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

**BACKGROUND:**

**Project Description**

The applicant is proposing to develop the site as part of a detached single family residential development. The portion of Hamilton Avenue to be vacated for this request is located on the north side of the street and was dedicated for an intersection of a future private street with Hamilton Avenue in conjunction with a proposed residential subdivision that was not developed. The current proposal for the parcel to the north of Hamilton Avenue is for 4 lots which will all take access from the adjacent public streets and the intersection for a private street is no longer necessary.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-19-0413	Reclassified a portion of this site to RUD zoning and included a use permit with waivers and a design review for a single family residential PUD project on this site	Approved by BCC	October 2019
UC-0346-13	Modifications and expansion of an existing PUD that included portions of this site - expired for portions of the site	Approved by PC	August 2013
UC-1681-06	Modifications to an approved PUD that included a portion of this site - expired	Approved by PC	January 2007
ZC-1468-06	Reclassified a portion of this site to RUD zoning for a single family residential development	Approved by BCC	December 2006

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-1966-03	Expansion of an approved single family residential PUD that included portions of this site - expired	Approved by PC	January 2003
UC-1200-03	Single family residential PUD that included portions of this site - expired	Approved by PC	September 2003

**Surrounding Land Use**

	Planned land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park & Residential Suburban (up to 8 du/ac)	R-2, RUD, & M-D	Single family residential & warehouse building
South	Residential High (from 8 to 18 du/ac)	RUD	Single family residential
East	Residential High (from 8 to 18 du/ac)	R-E	Single family residential
West	Commercial General	R-E & C-2	Commercial development & undeveloped

**Related Applications**

Application Number	Request
WS-21-0341	A waiver of development standards and design reviews for a single family residential development is a companion item on this agenda.
TM-21-500105	A tentative map for a single family residential development 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 the right-of-way for the curb return driveway on the north side of Hamilton Avenue. The current design of the site renders that driveway unnecessary.

**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**

- Right-of-way dedication to include 30 feet for Hamilton Avenue for an overall right-of-way width of 60 feet, and associated spandrel;
- Coordinate Dodd Street dedication and improvements with 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.

### **Building Department - Fire Prevention**

- No comment.

### **Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:** Whitney - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** STORYBOOK-TROPICANA, LLC

**CONTACT:** LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE, BLDG 3 STE 577, LAS VEGAS, NV 89134