

05/03/22 PC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

MUSTANG ST/ANN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0127-WEBBERDING JACOB J & MEAD AMELIA R:

VACATE AND ABANDON a portion of a right-of-way being La Mancha Avenue located between Mustang Street and Maverick Street within Lone Mountain (description on file). MK/jgh/jo (For possible action).

RELATED INFORMATION:

APN:

125-26-802-006; 125-26-802-008

LAND USE PLAN:

LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

The subject parcel within Lone Mountain is located east of Mustang Street, 645 feet north of Ann Road. The plans indicate two 30 foot wide segments of right-of-way (La Mancha Avenue) being vacated. The applicant indicates La Mancha Avenue is a small piece of unnecessary, unused right-of-way. The existing right-of-way has never been improved and does not extend east or west of the vacated area. All adjacent properties use Mustang Street for access.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-01-0296	Reclassified various parcels within Lone Mountain from R-U and R-E to R-E (RNP-I) zoning	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Single family residential
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E (RNP-I)	Single family residential
West	City of Las Vegas	R-PD3	Single family residential

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: AMEILIA MEAD

CONTACT: AMEILIA MEAD, 5680 MUSTANG ST, LAS VEGAS, NV 89130