

03/16/21 PC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

STATE ST/KAREN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0040-EVERBRIGHT DEVELOPMENT A, LLC:

VACATE AND ABANDON a portion of a right-of-way being State Street located between Sahara Avenue and Karen Avenue within Winchester (description on file). TS/nr/jd (For possible action)

RELATED INFORMATION:

APN:

162-10-510-031; 162-10-510-036

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

The plans show the vacation and abandonment of a 0.12 foot to 0.77 foot wide portion of right-of-way along State Street. The need for this vacation was created by the construction of an addition onto the existing building which encroached into the existing right-of-way. The applicant indicates that approval of this request will not negatively impact the surrounding neighborhood.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|--|-----------------|---------------|
| ADR-20-900458 | Façade enhancements on an existing building | Approved by ZA | November 2020 |
| DR-0868-17 | Design review for a place of worship | Approved by BCC | December 2017 |
| DR-0869-17 | Design review for a place of worship | Approved by BCC | December 2017 |
| DR-0674-17 | Design review for a place of worship | Approved by BCC | October 2017 |
| ADR-0560-17 | Administrative design review for a proposed place of worship appealed to the board | Approved by BCC | July 2017 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|-----------------|----------------|
| ADR-1382-09 | Place of worship in conjunction with an existing shopping center | Approved by ZA | December 2009 |
| ZC-1078-00 | Reclassified all C-C zoned parcels within Clark County to C-2 zoning | Approved by BCC | September 2000 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|----------------------|---------------------------|-----------------|-----------------------------------|
| North, South, & East | Commercial General | C-2 | Commercial Center shopping center |
| West | Commercial Tourist | H-1 | Multiple family residential |

Related Applications

| Application Number | Request |
|--------------------|--|
| TM-21-500010 | A tentative map for a 1 lot commercial subdivision 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 portion of State Street right-of-way. The existing building encroaches over a small portion of State Street and the right-of-way 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

- 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: Winchester - approval.

APPROVALS:

PROTESTS:

APPLICANT: EVERBRIGHT DEVELOPMENT A, LLC

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