

05/21/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-24-0109-ISAACSON, SCOTT:**

**VACATE AND ABANDON** a portion of right-of-way being Palm Street located between Jodi Avenue (alignment) and Reno Avenue, and a portion of right-of-way being Reno Avenue located between Palm Street and Jarom Street (alignment) within Paradise (description on file). JG/sd/ng (For possible action)

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RELATED INFORMATION:

**APN:**

161-29-201-001; 161-29-212-043

**LAND USE PLAN:**

WINCHESTER/PARADISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of right-of-way being Reno Avenue (alignment) and Palm Street. The applicant states this request is from Clark County Public Works as these 2 rights-of-way are no longer needed as both terminate at US 95.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-0450-16	Vacated and abandoned right-of-way - expired	Approved by PC	June 2016

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Mid-Intensity Neighborhood (8 du/ac)	RS5.2	Single family residential
South & West	Ranch Estate Neighborhood (up 2 du/ac)	RS20	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:****Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**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 - Addressing**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that CCWRD has existing or proposed assets within the area proposed to be vacated per VS-24-0109; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the rights-of-way are reserved; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner; and that the CCWRD requests no gates or fences are allowed to be installed across the subject parcel as a condition of the rights granted to the CCWRD.

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

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PUBLIC WORKS - DEVELOPMENT REVIEW

**CONTACT:** PUBLIC WORKS - DEVELOPMENT REVIEW, 500 S. GRAND CENTRAL  
PARKWAY, LAS VEGAS, NV 89155