

RIGHT-OF-WAY
(TITLE 30)

COTTONWOOD AVE/ST. JOSEPH ST
(MOAPA VALLEY)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0623-PALMER, JEANNE & MARK LEROY:

VACATE AND ABANDON a portion of a right-of-way being St. Joseph Street (alignment) located between Cottonwood Avenue and Ramos Ranch Road; a portion of right-of-way being Bader Avenue (alignment) located between St. Joseph Street (alignment) and Tami Street (alignment); and a portion of a right-of-way being Tami Street (alignment) located between Cottonwood Avenue and Ramos Ranch Road within Northeast County (description on file). MK/rk/syp (For possible action)

RELATED INFORMATION:

APN:

070-11-501-007 through 070-11-501-012; 070-11-501-020; 070-11-501-027 through 070-11-501-033; 070-11-501-038

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 3 roadway alignments being St. Joseph Street, Bader Avenue, and Tami Street. The right-of-way dedication to be vacated varies from 30 feet to 60 feet in width. The applicant indicates the subject parcels are owned by various property owners who already have access from Cottonwood Avenue to the north, Ramos Ranch Road to the south, and Moapa Valley Boulevard to the east.

Surrounding Land Use

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Moapa Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: JEANNE PALMER

CONTACT: JMR CONSULTING, LLC, P.O. BOX 1632, OVERTON, NV 89040