

RIGHT-OF-WAY
(TITLE 30)

BUFFALO DR/CACTUS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0101-HAND PROPERTY HOLDING COMPANY:

VACATE AND ABANDON a portion of a right-of-way being Buffalo Drive between Cactus Avenue (alignment) and Erie Avenue (alignment); and a portion of right-of-way being Cactus Avenue (alignment) between Buffalo Drive and Durango Drive (alignment) within Enterprise (description on file). JJ/jud/ja (For possible action)

RELATED INFORMATION:

APN:

176-33-501-004

LAND USE PLAN:

ENTERPRISE - OPEN LANDS

BACKGROUND:

Project Description

This vacation and abandonment request is for portions of right-of-way being Buffalo Drive and Cactus Avenue. The proposed vacation is for a 5 foot wide portion of existing dedicated Clark County public right-of-way to construct detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-22-0042	Reclassified from R-E to R-4 zoning for a senior housing development	Approved by BCC	April 2022
VS-22-0043	Vacated patent easements	Approved by BCC	April 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Open Lands	P-F	Drainage channel & undeveloped
South	Open Lands	R-2	Single family residential
East	Neighborhood Commercial	R-2	Single family residential
West	Open Lands	R-E	Undeveloped

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 to accommodate detached sidewalks.

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 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

- Coordinate with Public Works - Development Review Division regarding the purchase of the vacated right-of-way;
- 30 days to coordinate with Public Works - Construction Management Division and to dedicate any necessary right-of-way and easements for the Cactus Avenue improvement project;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: HAND PROPERTY HOLDING COMPANY

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