

RIGHT-OF-WAY
(TITLE 30)

TOBIAS LN/PECOS RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0563-TOBIAS HOLDINGS, LLC:

VACATE AND ABANDON a portion of a right-of-way being Tobias Lane located between Pecos Road and Sandhill Road (alignment) within Paradise (description on file). JG/md/jo (For possible action)

RELATED INFORMATION:

APN:

178-06-203-011

LAND USE PLAN:

WINCHESTER/PARADISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

This application is a request to vacate a portion of right-of-way being Tobias Lane. The portion of right-of-way being vacated is located at the north portion of the site measuring 242 square feet in area. An area measuring 153 square feet will be dedicated towards the existing right-of-way, Tobias Lane, as per a requirement of MSM-21-600005. The area being vacated is no longer necessary for right-of-way purposes.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential development
South	City of Henderson	RS-2	Single family residential development

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Public Works - Development Review

The right-of-way being vacated was originally dedicated as a portion of a knuckle. Subsequent dedications to the east were made with the intent of Tobias Lane ending in a cul-de-sac. In order to have the right-of-way align with the portion of the cul-de-sac to the east, a portion of the knuckle is being vacated and a new dedication will be made as a portion of the cul-de-sac.

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

- Drainage study and compliance;
- Right-of-way dedication to include portion of a cul-de-sac;
- 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: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: ACG DESIGN

CONTACT: ACG DESIGN, 4310 CAMERON ST, STE 12-A, LAS VEGAS, NV 89103