

12/07/21 PC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

CLARIDGE AVE/HEYER ST
(MOAPA VALLEY)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0613-TOLSTER, SEAN & BROADHEAD JACEY:

VACATE AND ABANDON a portion of right-of-way being Claridge Avenue located between Heyer Street and Mateuse Street within Moapa Valley (description on file). MK/bb/jd (For possible action)

RELATED INFORMATION:

APN:

041-35-101-017; 041-35-101-018; 041-35-101-021 & 041-35-101-022

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - RESIDENTIAL AGRICULTURE (UP TO 1 DU/AC)

BACKGROUND:

Project Description

The applicants are proposing to vacate a portion of Claridge Avenue between Heyer Street and Mateuse Street. The existing right-of-way is not developed as a roadway and is unpassable during rain and sand drifts. Required easements will remain in place. The total area of the vacated right-of-way is approximately 18,903 square feet or approximately 0.4 acres.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Agricultural (up to 1 du/ac)	R-U	Single family residential & undeveloped
South	Residential Low (up to 3.5 du/ac)	R-U	Undeveloped
East	Rural Neighborhood (up to 2 du/ac)	R-E	Single family residential
West	Rural Neighborhood (up to 2 du/ac)	R-U	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 a portion of Claridge Avenue 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 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.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SEAN TOLSTER

CONTACT: SEAN TOLSTER, 2770 TAYLOR ST, LOGANDALE, NV 89021