

05/17/22 PC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

SANDSTONE DR/SAGE PL
(RED ROCK)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0167-HEYER ELIZABETH E CHARITABLE TRUST:

VACATE AND ABANDON a portion of a right-of-way being Del Monte Avenue located between Sandstone Drive and Calico Drive within Red Rock (description on file). JJ/sd/syp (For possible action)

RELATED INFORMATION:

APN:

164-06-201-006

LAND USE PLAN:

NORTHWEST COUNTY (RED ROCK) - OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of an existing 30 foot wide right-of-way located along the southern parcel lines. The existing right-of-way is unused and has never been improved nor does it extend east or west. The applicant states the existing right-of-way does not serve any purpose and all adjacent properties have access from Sandstone Drive.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0789-17	Vacated and abandoned existing right-of-way being Sage Avenue & Little Springs Road (alignment)	Approved by PC	May 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Outlying Neighborhood (up to 0.5 du/ac)	R-U	Single family residential & undeveloped
West	Open Lands	R-U	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 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:**APPROVALS:****PROTESTS:**

APPLICANT: ELIZABETH E HEYER CHARITABLE TRUST

CONTACT: BAUGHMAN & TURNER, INC., 1210 HINSON ST, LAS VEGAS, NV 89102