

RIGHT-OF-WAY
(TITLE 30)

WARM SPRINGS RD/JILL ST
(MOAPA)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0282-WATSON LIVING TRUST & WATSON RICKY VORDELL TRS:

VACATE AND ABANDON a portion of a right-of-way being Jill Street located between Warm Springs Road and State Route 168 within the Northeast County (description on file). MK/jt/jo
(For possible action)

RELATED INFORMATION:

APN:

030-24-101-001; 030-24-101-015

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of Jill Street between Warm Springs Road to the north and State Route 168 to the south. A portion of a single family residence was inadvertently built within the Jill Street right-of-way. By vacating the Jill Street right-of-way, the single family residence will be located entirely on private property. Jill Street does not contain any off-site improvements and vacating the right-of-way will not restrict access to any parcels. Additionally, the applicant states that a shed within the Warm Springs Road right-of-way will be removed, and a shade structure within the setbacks along State Route 168 will also be removed.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Outlying Neighborhood (up to 0.5 du/ac)	R-U	Undeveloped
East	Outlying Neighborhood (up to 0.5 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 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: GCW, INC.

CONTACT: GCW, INC., 1555 S. RAINBOW BLVD, LAS VEGAS, NV 89146