

09/06/22 PC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

VEGAS ST/SPRING ST (SR 161)
(GOODSPRINGS)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0401-BLAKE DONN I & MARY E REV TR & FLEMING STEPHEN NEVADA TRUST:

VACATE AND ABANDON a portion of a right-of-way being Vegas Street located between Main Street and Spring Street within Goodsprings (description on file). JJ/md/syp (For possible action)

RELATED INFORMATION:

APN:

202-26-601-004; 202-26-610-088; 202-26-610-106

LAND USE PLAN:

SOUTH COUNTY (GOODSPRINGS) - CORRIDOR MIXED-USE

SOUTH COUNTY (GOODSPRINGS) - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of portion of right-of-way being Vegas Street, measuring 1,024 square feet in area, to preserve existing historic structures located within the right-of-way. The vacation and abandonment will remove a portion of the right-of-way where non-standard improvements are located and relieve Clark County of any liability should there be damage to the structures or the traveling public.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-21-400058 (UC-19-0594)	Waived conditions for 6 months to remove the watchman's manufactured home from the site and 1 year to remove landscaping and structures within the right-of-way	Approved by BCC	June 2021

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0594	Watchman’s manufactured home; permit existing accessory structures prior to a principal use; waivers for alternative street landscaping; permit an existing non-decorative fence; reduce access gate setback; and waive full off-site improvements; and design reviews for an existing watchman’s manufactured home and existing accessory structures	Approved by BCC	November 2019
VC-0499-89 (ET-0287-94)	First extension of time to permit a manufactured home as a permanent single family residence with a condition of an additional 5 years to remove - expired	Approved by PC	October 1994
VC-0499-89	Permit a manufactured home as a permanent single family residence in a C-2 zone where a residence and mobile home are not permitted and a waiver for off-site improvements - expired	Approved by PC	September 1989
VC-0479-88	Established and maintained an overhead electrical service for an existing water well on a lot without a principal use	Approved by PC	September 1988

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-T	Single family residential
South	Corridor Mixed-Use	C-2	Undeveloped
East	Corridor Mixed-Use & Ranch Estate Neighborhood (up to 2 du/ac)	C-2 & R-T	Metal storage building & single family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	C-2 & R-T	Stone cabin with accessory structures & 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: PUBLIC WORKS - DEVELOPMENT REVIEW

CONTACT: PUBLIC WORKS - DEVELOPMENT REVIEW, 500 S. GRAND CENTRAL PARKWAY, LAS VEGAS, NV 89155