

RIGHT-OF-WAY
(TITLE 30)

LA MADRE WY/GRAND CANYON DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-22-0626-HERNANDEZ, ARTURO M.:

VACATE AND ABANDON a portion of a right-of-way being La Madre Way located between Jensen Street (alignment) and Grand Canyon Drive within Lone Mountain (description on file). RM/jud/syp (For possible action)

RELATED INFORMATION:

APN:
125-31-301-010; 125-31-301-013

LAND USE PLAN:
LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:
Project Description

The vacation request is for a portion of excess right-of-way along La Madre Way, at the intersection with the private drive into a cul-de-sac (parcel map on File 107, Page 74). Once vacated, a pedestrian access easement will be granted. Any utility and/or drainage easements required will be retained.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped
East & West	City of Las Vegas	R-E	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

- Reserve the vacated area as a pedestrian access easement;
- 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: Lone Mountain - approval.

APPROVALS:

PROTESTS:

APPLICANT: ARTURO HERNANDEZ

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