

01/03/23 PC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

MOAPA VALLEY BLVD/ST. JOSEPH ST
(MOAPA VALLEY)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0620-OZAKI, RANDALL E. & LORI DAWN:

VACATE AND ABANDON a portion of a right-of-way being St. Joseph Street located between Moapa Valley Boulevard and Lou Jean Avenue (alignment) within Moapa Valley (description on file). MK/md/syp (For possible action)

RELATED INFORMATION:

APN:

070-02-501-007; 070-02-501-008

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 30 foot wide portion of right-of-way being St. Joseph Street. The portion of right-of-way being vacated is oriented in a north/south direction and measures 19,256 square feet in area. The applicant states the right-of-way is no longer needed as there is an existing bridge crossing the Muddy River located at the intersection of Moapa Valley Boulevard and Yamashita Street.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-20-0452	Reclassified the subject property to an R-E zoning district for a future residential development	Approved by BCC	December 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-U	Single family residential
South	Edge Neighborhood (up to 1 du/ac)	R-U	Single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	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 cannot support the vacation of St. Joseph Street. Vacating the public street will leave APN 070-02-501-005 with no legal access.

Staff Recommendation

Denial.

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**

If approved:

- 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

- Drainage study and compliance;
- Provide a minimum 24 foot wide access easement to APN 070-02-501-005;
- 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: Moapa Valley - denial.

APPROVALS:

PROTESTS:

APPLICANT: RANDALL OZAKI

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