10/06/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-26-0308-KUYKENDALL ROBERT LEWIS & SUZETTE:

VACATE AND ABANDON a portion of a right-of-way being Iroquois Street located between Nickel Avenue and Obsidian Avenue within Sandy Valley (description on file). JJ/rp/kh (For possible action)

RELATED INFORMATION:

APN:
201-32-101-001; 201-32-101-004

LAND USE PLAN:
SOUTH COUNTY (SANDY VALLEY) - OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)

BACKGROUND:
Project Description
The plans depict the vacation and abandonment of a portion of right-of-way which is no longer needed.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0831-03	Use permit and waivers of development standards for an accessory structure	Approved by PC	July 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & East	Outlying Neighborhood (up to 0.5 du/ac)	RS80	Undeveloped
West	Outlying Neighborhood (up to 0.5 du/ac)	RS80	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:

Comprehensive Planning
- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review
- Grant any necessary easements;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing
- No comment.

Fire Prevention Bureau
- No comment.

Clark County Water Reclamation District (CCWRD)
- No objection.

TAB/CAC: Sandy Valley - approval.
APPROVALS:
PROTESTS:

APPLICANT: SUZETTE KUYKENDALL
CONTACT: SUZETTE KUYKENDALL, 1375 E. NICKEL AVENUE, SANDY VALLEY, NV 89019