

02/16/21 PC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

HACIENDA AVE/TAMARUS ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-20-0605-SCHOOL BOARD OF TRUSTEES:

VACATE AND ABANDON a portion of a right-of-way located between Hacienda Avenue and Rawhide Street, and between Tamarus Street and Caliente Street within Paradise (description on file). JG/md/jd (For possible action)

RELATED INFORMATION:

APN:

162-26-312-009; 162-26-312-020

LAND USE PLAN:

WINCHESTER/PARADISE - PUBLIC FACILITIES

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of an unnamed 30 foot wide right-of-way located at the northwest portion of the project site. The public right-of-way area being vacated was originally dedicated on Subdivision Plat Book 1, Page 100, as a 30 foot wide alley. The school is situated on parcel 162-26-312-009 and has historically consisted of Lot 1, Lot 2, School Lot A, and the 30 foot wide alley, as shown on Subdivision Plat Book 1, Page 100.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-20-0025	Reclassified the project site from R-E to P-F zoning for a new elementary school with waivers to reduce departure distance and throat depth	Approved by BCC	March 2020
DR-0242-98	Two classroom buildings in conjunction with an existing elementary school (Gene Ward Elementary School)	Approved by PC	March 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (8 du/ac to 18 du/ac)	R-E & R-3	Multiple family development & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Institutional & Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential
East	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
West	Rural Neighborhood Preservation (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 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 Comprehensive 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

- Reconstruct any unused driveways with full off-site improvements;
- 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.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CLARK COUNTY SCHOOL DISTRICT

CONTACT: CHRIS DINGELL, CCSD REAL PROPERTY MANAGEMENT, 1180
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