

07/20/21 PC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

WIGWAM AVE/EASTERN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0273-MCCRAY JAMES & DELOIS:

VACATE AND ABANDON a portion of a right-of-way being Wigwam Avenue located between Eastern Avenue and Via De Bellasidra Court within Paradise (description on file). MN/rk/jd (For possible action)

RELATED INFORMATION:

APN:

177-14-602-012

LAND USE PLAN:

WINCHESTER/PARADISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

BACKGROUND:

Project Description

The plans show the vacation and abandonment of a 5 foot wide portion of Wigwam Avenue along the western portion of the parcel frontage to accommodate a detached sidewalk in conjunction with an approved place of worship.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0696	For a place of worship	Approved by PC	October 2019
ZC-0354-03	Reclassified the project site from R-E to C-P zoning for an office complex	Denied by BCC	May 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Residential Low (up to 3.5 du/ac)	R-E	Single family residential
South	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
West	Residential Low (up to 3.5 du/ac)	R-D	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 a portion of Wigwam Avenue right-of-way to accommodate detached sidewalks.

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

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: JAMES MCCRAY

CONTACT: JPL ENGINEERING, INC., 6725 S. EASTERN AVENUE, SUITE 5, LAS VEGAS, NV 89119