

10/20/21 BCC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

VIRGIN ST/SECOND WEST ST
(BUNKERVILLE)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0475-COUNTY OF CLARK (PK & COMM SERV):

VACATE AND ABANDON a portion of right-of-way being Park Crest Road located between Virgin Street and First North Street (alignment) within Bunkerville (description on file). MK/md/jd (For possible action)

RELATED INFORMATION:

APN:

002-26-710-009

LAND USE PLAN:

NORTHEAST COUNTY (BUNKERVILLE) - PUBLIC FACILITIES

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a portion of right-of-way being Park Crest Road, measuring 3,641 square feet. The right-of-way proposed for vacation is located at the southwest portion of the park. A portion of the existing public park (Thomas Dudley Leavitt Sr. Park) was inadvertently constructed within the public right-of-way, necessitating the proposed vacation and abandonment. Vacating the right-of-way will remove the existing non-standard improvements, consisting of landscaping and a fence, from Park Crest Road.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-0204-07	Basketball court	Approved by ZA	March 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Residential Suburban (up to 8 du/ac)	R-A & R-E	Undeveloped
South	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
East	Public Facilities	P-F	Clark County administrative buildings

Related Applications

Application Number	Request
DR-21-0474	A request for a design review for improvements to an existing public park is a companion item on this agenda.

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 Park Crest Road 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

- Revise legal description, if necessary, prior to recording.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: COUNTY OF CLARK (PK & COMM SERV)

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