

10/20/21 BCC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

MARYLAND PKWY/HARMON AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0452-G2-CAMPUS VILLAGE, LLC:

VACATE AND ABANDON of a portion of a right-of-way being University Avenue located between Escondido Street and Maryland Parkway, Harmon Avenue located between Escondido Street and Maryland Parkway, and Maryland Parkway located between University Avenue and Harmon Avenue within Paradise (description on file). TS/jt/jd (For possible action)

RELATED INFORMATION:

APN:

162-23-204-001; 162-23-204-003 through 162-23-204-004

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of portions of right-of-way. The right-of-way to be vacated includes an 8 foot wide portion of University Avenue along the north side of the site, a 6 foot wide portion of Harmon Avenue along the south side of the site, and a 6 foot wide portion of Maryland Parkway along the west side of the site.

The applicant indicates that the vacation and abandonment of right-of-way is necessary to accommodate pedestrian realms along each right-of-way for the companion application to develop a commercial complex consisting of a dormitory, office space, retail space, convenience store, and gasoline station.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0189-63	Reclassified the southwestern parcel to C-1 zoning for a service station	Approved by BCC	January 1964
ZC-027-75	Reclassified the northern and the eastern parcels to C-2 zoning for a shopping center	Approved by BCC	May 1975

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Institutional	R-1	Place of worship
South	Commercial General	C-1	UNLV buildings
East	Residential Urban Center (18 to 32 du/ac)	R-4	Multiple family residential complex
West	Public Facilities	P-F	UNLV campus

Related Applications

Application Number	Request
ZC-21-0451	A zone change of 0.6 acres to C-2 zoning for a commercial complex consisting of a dormitory, office space, retail space, convenience store, and gasoline station on 3.4 acres is a companion item on this agenda.
TM-21-500134	A tentative map for a 1 lot commercial subdivision 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 portions of 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

- Right-of-way dedication to include a 54 foot property line radius at the southwest corner of the site;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- 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 vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: FRANK MARRETTI

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