01/07/14 PC AGENDA SHEET

RIGHT-OF-WAY

(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-0767-13 – SCHROEDER, CHERI:

VACATE AND ABANDON a portion of right-of-way being Rawhide Street located between Oak Street and Pecos Road within Paradise (description on file). MBS/dm/ml (For possible action)

RELATED INFORMATION:

APN:
162-25-801-002

LAND USE PLAN:
WINCHESTER/PARADISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description
The plans depict the vacation of a 30 foot wide, 301 foot long right-of-way for Rawhide Street along the northern property line. A current aerial view of the parcel shows a single family residence that was constructed in 1962, and 3 accessory structures. Access to the parcel is via Oak Street. Oak Street ends directly north of this parcel, with access restricted by a block wall, and Rawhide Street ends in a cul-de-sac, directly east of the parcel enclosed with a block wall.

Applicant’s Justification
The applicant states that the half street (Rawhide Street) was dedicated many years ago, but was never physically developed as a street. The dedication was made prior to the development in the late 1980’s of Paradise Springs, the subdivision to the north. Paradise Springs was not required to dedicate the north half of Rawhide Street, and terminates in a cul-de-sac 600 feet west of Pecos Road. In addition, structures built in the early 1960’s including the residence on the subject parcel, and a wellhead is within the right-of-way.

Surrounding Land Use

<table>
<thead>
<tr>
<th>Direction</th>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Residential Suburban (up to 8 du/ac)</td>
<td>R-1</td>
<td>Single family residential subdivision</td>
</tr>
<tr>
<td>East, South, &amp; West</td>
<td>Rural Neighborhood Preservation (up to 2 du/ac)</td>
<td>R-E</td>
<td>Single family residences</td>
</tr>
</tbody>
</table>
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 Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning
- Satisfy utility companies' requirements.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; 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.

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: Cheri Schroeder
CONTACT:  John Vornsand, AICP, 62 Swan Circle, Henderson, NV 89074