

RIGHT-OF-WAY  
(TITLE 30)

MONROE AVE/MORNING SUN WAY

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-21-0042-A&M STRUCTURING 6, LLC & AVENDANO'S PROPERTY DEVELOPMENT INC:**

**VACATE AND ABANDON** a portion of a right-of-way being Monroe Avenue located between Morning Sun Way and Radwick Drive within Sunrise Manor (description on file). TS/rk/jd (For possible action)

**RELATED INFORMATION:**

**APN:**

140-26-102-006

**LAND USE PLAN:**

SUNRISE MANOR - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

This application is a request to vacate and abandon a residential driveway that is currently in the public right-of-way granted to Clark County under document number 20060614-02579. The driveway is located along Monroe Avenue on the south property line.

The applicant indicates the subject driveway location was part of a previously proposed 8 lot residential subdivision. This parcel has subsequently been purchased by a new owner who is preparing a 4 lot subdivision map. In lieu of having a dedicated residential driveway on Monroe Avenue for the subdivision, each of the 4 lots will have direct access from Morning Sun Way.

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-0277-04	9 single family residential lots on 5 acres - expired	Approved by PC	June 2004

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Mix of developed & undeveloped single family residential

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-21-0041	Waiver of development standards for full off-site improvements 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 right-of-way for a curb return driveway 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**

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Building Department - Fire Prevention**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:** Sunrise Manor - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** A&M STRUCTURING 6, LLC & AVENDANO'S PROPERTY DEVELOPMENT INC

**CONTACT:** BAUGHMAN & TURNER, INC., 1210 HINSON ST, LAS VEGAS, NV 89102