

05/18/21 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

MONROE AVE/MORNING SUN WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0147-A & M STRUCTURING 6, LLC & AVENDANO'S PROPERTY DEVELOPMENT, INC.:

VACATE AND ABANDON easements of interest to Clark County located between Monroe Avenue and Owens Avenue and between Morning Sun Way and Radwick Drive within Sunrise Manor (description on file). TS/jor/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

The applicant is in the process of subdividing the subject property into 4 separate single family residential lots all fronting Morning Sun Way adjacent to the west property line. VS-21-0042 was approved in March 2021 to vacate a portion of right-of-way being Monroe Avenue. WS-21-0041 was also approved (a companion item to VS-21-0042) to waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Monroe Avenue and Morning Sun Way. The applicant is requesting to vacate an existing 10 foot wide public drainage easement along the north property line. Per the applicant’s justification letter, the existing public drainage easement is no longer needed for this development and any private drainage easements will be relinquished as the parcel map (MSM-20-600091) is completed and recorded.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-21-0041	Waived full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Monroe Avenue and Morning Sun Way	Approved by BCC	March 2021
VS-21-0042	Vacated and abandoned a portion of right-of-way being Monroe Avenue	Approved by BCC	March 2021
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, South, East, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Mix of developed & undeveloped 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 public drainage easement 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

- Drainage study and compliance;
- Vacation to be recordable prior to the applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Fire Prevention

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: EDWARD COUTURE

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