

RIGHT-OF-WAY
(TITLE 30)

BEACH SHORE CT/MOUNTAIN VISTA ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0001-CASTILLO, JUAN JR.:

VACATE AND ABANDON a portion of a right-of-way being Beach Shore Court located between Mountain Vista Street and Aloha Avenue within Sunrise Manor (description on file). TS/hw/syp (For possible action)

RELATED INFORMATION:

APN:

161-08-713-007 through 161-08-713-009

LAND USE PLAN:

SUNRISE MANOR - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

This request is to vacate a portion of a right-of-way described as Beach Shore Court. The portion of Beach Shore Court that is proposed to be vacated is depicted on the site plan as between 3.26 feet and 3.64 feet wide and follows along the southern right-of-way line of Beach Shore Court for approximately 465 feet. The area to be vacated is broken into 2 portions with the first portion being approximately 222 feet long and the second portion being approximately 243 feet long. A 5 foot break in the area being vacated occurs because the area around the existing streetlight will not be vacated with this application and will remain as part of the right-of-way. The applicant is requesting this vacation, as they state that the location of the proposed vacation is behind the curb and gutter where no sidewalk exists, and this vacation would help to clean-up excess and unnecessary portions of the right-of-way. The applicant further states that while this vacation is not to support a particular project; it was the result of conversations with Public Works regarding the subject right-of-way.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0547-03	Reduced street off-set in conjunction with a single family residential subdivision	Approved by PC	May 2003
TM-0378-02	19 lot single family residential subdivision	Approved by PC	October 2002
ZC-1028-02	Reclassified the site from R-E to R-1 and R-2 zoning for a single family residential development	Approved by BCC	September 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (8 to 18 du/ac) & Public Use	R-1, R-2, & P-F	Single family residential & fire station
South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	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 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 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: JUAN CASTILLO

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