

04/18/23 PC AGENDA SHEET

RIGHT-OF-WAY  
(TITLE 30)

STEWART AVE/VISTA VALLEY ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-23-0070-MARSHALL, ANDRE C. & SUSAN:**

**VACATE AND ABANDON** a portion of right-of-way being Stewart Avenue located between Vista Valley Street and Radwick Drive within Sunrise Manor (description on file). TS/jgh/syp  
(For possible action)

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RELATED INFORMATION:

**APN:**

140-35-302-003

**LAND USE PLAN:**

SUNRISE MANOR - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

The subject parcel within Sunrise Manor, is located at the intersection of Stewart Avenue and Vista Valley Street. The plans indicate approximately 25 feet of right-of-way, along Stewart Avenue being vacated for this request. The applicant indicates this vacation is required to correct an error previously found on the recorded parcel map.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	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:**

### **Comprehensive 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:** SUSAN MARSHALL

**CONTACT:** JASON FACKRELL, MHP LIMITED, 6440 SKY POINTE DRIVE #140-385,  
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