

RIGHTS-OF-WAY
(TITLE 30)

DEAN MARTIN DR/MERANTO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0486-GONZALEZ FAMILY REVOCABLE LIVING TRUST & GONZALEZ RAYMOND & ALEXANDRA N TRS:

VACATE AND ABANDON portions of a right-of-way being Meranto Avenue located between Dean Martin Drive and I-15 within Enterprise (description on file). JJ/lm/jo (For possible action)

RELATED INFORMATION:

APN:

177-20-302-008; 177-20-302-009

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a curb return driveway entrance to a 4 lot cul-de-sac and the northerly 30 foot portion of right-of-way (Meranto Avenue) along the southern portion of the subdivision, between Dean Martin Drive and the lot to the east of the subdivision. The applicant indicates that the rights-of-way are no longer needed as Meranto Avenue is a 60 foot road that will not cross I-15 and is not needed for accessing the parcels to the east. The property to the east may be accessed from Serene Avenue which is a collector street (80 foot wide). Additionally, there are health and safety concerns as the residents of the cul-de-sac routinely find trash and debris on the roadway that they as neighbors maintain. Having the private street will allow the neighbors to trespass persons that should not be on the street and eventually gated access to the neighborhood will be installed.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Low (up to 3.5 du/ac) & Commercial Low	R-E	Single family residential
South & East	Residential Low (up to 3.5 du/ac)	R-E	Undeveloped
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	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 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

- Provide private access easements to Lots 1 through 4 of Parcel Map File 73, page 1;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Current Planning Division - Addressing

- Address changes may be required if access to the 4 single family residences is by means other than a private street.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: ALEXANDRA GONZALEZ

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