

RIGHT-OF-WAY
(TITLE 30)

UPDATE
ALTO AVE/LAMB BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0073-PROLOGIS, LP:

AMENDED HOLDOVER VACATE AND ABANDON a portion of right-of-way being Alto Avenue located between Lincoln Road and Lamb Boulevard, and a portion of right-of-way being Lamb Boulevard located between Alto Avenue and Cecile Avenue (alignment), and a portion of right-of-way being Lincoln Road between Alto Avenue and Cecile Avenue (alignment) (previously not notified), within Sunrise Manor (description on file). WM/bb/syp (For possible action)

RELATED INFORMATION:

APN:
140-18-602-007

LAND USE PLAN:
SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description

The applicant is requesting to vacate the following: 5 feet of right-of-way for the east 601 feet north of Alto Avenue; **5 feet of right-of-way on the east side of Lincoln Road, 275 feet between the north property line and Alto Avenue;** and 5 feet of right-of-way on the west side of Lamb Boulevard, 242 feet north of Alto Avenue; to accommodate detached sidewalks. The west 600 feet of right-of-way north of Alto Avenue does not need to be vacated.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Business Employment	M-D	Warehouse
South	Business Employment	R-E & M-D	Single family residential & office
East	Business Employment	M-1	Warehouse

Related Applications

Application Number	Request
ZC-23-0072	A zone change to reclassify 8.7 acres to M-D zoning for distribution centers 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 rights-of-way that are 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

- Right-of-way dedication to include an additional 5 feet for a portion of Alto Avenue and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way, will also require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Sunrise Manor - approval.

APPROVALS: 2 cards

PROTESTS: 1 card

COUNTY COMMISSION ACTION: April 19, 2023 – HELD – To 06/21/23 – per the applicant.

APPLICANT: SCOTT BARNES

CONTACT: TREASEA WOLF, KIMLEY-HORN, 6671 LAS VEGAS BOULEVARD SOUTH
#320, LAS VEGAS, NV 89119