

04/21/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0116-SIENA 76 HOLDING LP & SIENA 77 HOLDING LP:

VACATE AND ABANDON a portion of a right-of-way being Atlantic Street located between Charleston Boulevard and Fremont Street within Sunrise Manor (description on file). TS/mh/cv (For possible action)

RELATED INFORMATION:

APN:

162-01-112-006

LAND USE PLAN:

SUNRISE MANOR - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a portion of right-of-way (Atlantic Street) to accommodate the installation of detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-25-0719	Design review and waivers for a gas station and retail building	Approved by BCC	December 2025
DR-0653-13	Design review for a retail store - expired	Approved by PC	November 2013
DR-0230-12	Design review for a retail building (APN 162-01-112-002)	Approved by PC	July 2012
TM-500093-11	Tentative map for a commercial subdivision	Approved by PC	February 2012
WS-1155-08	Waivers of development standards and design review for restaurants in conjunction with a shopping center - expired	Approved by PC	February 2009
DR-0179-08	Design review for a shopping center - expired	Approved by PC	May 2008
ZC-1078-00	Zone change from C-C to C-2	Approved by BCC	September 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CG	Retail, warehouse, vehicle maintenance, & outdoor storage
South & East	Entertainment Mixed-Use	CG	Shopping center
West	Entertainment Mixed-Use	CG	Undeveloped, outdoor storage, & vehicle maintenance

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 for detached sidewalks.

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 within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: MITCH OGRON

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