

08/20/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0494-BECKETT TIMOTHY & MADELAINE ETAL & RCVI GROUP, INC.:**

**VACATE AND ABANDON** a portion of right-of-way being Nellis Boulevard located between Vegas Valley Drive and Spyglass Hill Drive within Sunrise Manor (description on file). TS/hw/cv (For possible action)

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RELATED INFORMATION:

**APN:**

161-09-217-006

**LAND USE PLAN:**

SUNRISE MANOR - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

The applicant is requesting to vacate and abandon a portion of right-of-way being Nellis Boulevard. This request is needed for the installation of detached sidewalks.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0032-08	Shopping center with check cashing facility - expired	Approved by PC	February 2008
WS-1774-00	Supermarket with reduced landscaping buffer - expired	Approved by PC	January 2001
ZC-0294-00	Reclassified the subject site from C-2 to R-4 zoning for a senior housing apartment complex - expired	Approved by BCC	May 2000
TM-0248-97	1 lot commercial subdivision	Approved by PC	November 1997
DR-0554-97	5,479 square foot combined restaurant and convenience store	Approved by PC	May 1997
WT-1636-95	Waived off-site improvement in conjunction with a mixed-use parcel map	Approved by BCC	December 1995
ZC-293-86	Reclassified the subject site from C-C to C-2 zoning for a shopping center	Approved by BCC	January 1987

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	RM32	Multi-family residential development
South	Corridor Mixed-Use	CG	U.S. Post Office, vehicle wash, restaurants, & gas station
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development
West	Corridor Mixed-Use	CG	Shopping center development

### Related Applications

Application Number	Request
UC-25-0495	A use permit, waivers of development standards, and a design review for a proposed multi-family residential development 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 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**

- Drainage study and compliance;
- 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;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- 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:** CHELSEA INVESTMENT CORPORATION

**CONTACT:** KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGAS, NV 89135