

06/17/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0312-9 OF A KIND, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Sloan Lane and Tree Line Drive, and between Vegas Valley Drive and Sahara Avenue; a portion of a right-of-way being Sloan Lane located between Vegas Valley Drive and Sahara Avenue; and a portion of right-of-way being Vegas Valley Drive located between Sloan Lane and Tree Line Drive within Sunrise Manor (description on file). TS/tpd/cv (For possible action)

RELATED INFORMATION:

APN:

161-10-202-001

LAND USE PLAN:

SUNRISE MANOR - PUBLIC USE

BACKGROUND:

Project Description

The applicant is requesting to vacate 5 feet of Vegas Valley Drive and 5 feet of Sloan Lane to accommodate detached sidewalks. The applicant is also requesting to vacate a driveway easement within the subject parcel.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-20-0051	Zone change, use permits, waivers of development standards, and design reviews for a planned unit development (PUD) - expired	Approved by BCC	October 2020
UC-0960-08	Use permit, waivers of development standards, and a design review for public utility structures - expired	Approved by PC	November 2008
ZC-1649-98	Zone change, use permit, and waiver for golf course	Approved by BCC	December 1998
ZC-0096-98	Zone change to reclassify 4.3 acres from R-E to C-2 zoning for a clubhouse in conjunction with a golf course	Approved by BCC	March 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3 & RS20	Las Vegas Wash Flood Control Channel & single-family residence
South	Public Use	RS3.3 & PF	Single-family attached residence & City of Las Vegas Water Pollution Control Facility
East	Business Employment & Public Use	IP & RS20	Nevada Power Substaion
West	Compact Neighborhood (up to 18 du/ac)	RM18	Single-family residence

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 driveway easement that is not needed for site, drainage, or roadway development and 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 together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control;

- 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: TOUCHSTONE INDEPENDENCE, LLC

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