

07/17/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0250-GLENCOE PROPERTIES INC:

VACATE AND ABANDON easements of interest to Clark County located between Sahara Avenue and Spyglass Hill Drive (alignment), and between Frank Street (alignment) and Nellis Boulevard within Sunrise Manor (description on file). TS/jud/syp (For possible action)

RELATED INFORMATION:

APN:

161-08-511-002; 161-08-511-005 through 161-08-511-011

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation of an existing ingress/egress and curb return driveway easement along Nellis Boulevard. A new easement will be dedicated to replace the vacated driveway easement.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0169-02	57,000 square foot grocery store and future pad sites	Approved by PC	March 2002
ZC-1082-00	Reclassified all C-3 zoned parcels to C-2 zoning	Approved by BCC	September 2000
DR-0416-99	Request for a freestanding sign	Approved by PC	May 1999
ZC-0733-97	Reclassified 8.5 acres from R-E, R-4 & C-C to C-3 zoning	Approved by BCC	July 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CG	Commercial development
South	Public Use	CG	Flood control channel
East	Public Use, Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	PF, CG, & RS5.2	Golf course, commercial development, & single-family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Urban Neighborhood (greater than 18 du/ac)	RM32	Multi-family residential

Related Applications

Application Number	Request
WS-24-0249	Waivers of development standards with a design review for a gasoline station and convenience store in conjunction with an existing shopping center 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 easements 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 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

- Grant any necessary easements;
- 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:

APPROVALS:

PROTESTS:

APPLICANT: CIRCLE K STORES, INC.

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