

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-23-0848-WHITING VEGAS:**

**VACATE AND ABANDON** a portion of right-of-way being Tree Line Drive located between Zella Avenue and Vegas Valley Drive, and a portion of right-of-way being Vegas Valley Drive located between Tree Line Drive and Hollywood Boulevard within Sunrise Manor (description on file). TS/sd/syp (For possible action)

RELATED INFORMATION:

**APN:**

161-10-602-004

**LAND USE PLAN:**

SUNRISE MANOR - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

The applicant is requesting to vacate and abandon 5 feet of right-of-way along Tree Line Drive and 5 feet of right-of-way being Vegas Valley Drive for the property located at the northeast corner of Vegas Valley Drive and Tree Line Drive. The request is being made to satisfy Clark County standards for new developments to provide detached sidewalks.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-22-0156	Waiver for reduce throat depth and design review for non-decorative metal siding in an urban area and mini-warehouse	Approved by PC	June 2022
UC-1284-97	50 foot cellular tower - expired	Approved by PC	September 1997
ZC-1080-97	Reclassified from M-1 to M-2 zoning - expired	Approved by BCC	September 1997

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & East	Business Employment	R-2	Single family residential
South	Compact Neighborhood (up to 18 du/ac)	R-3	Multiple family residential
West	Business Employment	M-2	NV Energy facility

### **Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-23-0847	A waiver of development standards for reduced throat depth and design review for increased grade and modifications to an approved mini-warehouse is a companion 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 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; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

#### **Public Works - Development Review**

- Continue to coordinate with Public Works - Design Division Christiane Dudas and Public Works - Development Review to dedicate any necessary right-of-way and easements for the Vegas Valley Drive improvement project;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ANDREW WHITING

**CONTACT:** IZ DESIGN STUDIO, 7229 W. SAHARA AVENUE, SUITE 120, LAS VEGAS,  
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