

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0277-PALM PROPERTIES, LLC:

HOLDOVER VACATE AND ABANDON a portion of right-of-way being Happy Valley Avenue located between Nellis Boulevard and Aloha Avenue within Sunrise Manor (description on file). TS/jor/syp (For possible action)

RELATED INFORMATION:

APN:

161-08-810-082; 161-08-810-083

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

The applicant is requesting to vacate 5 feet of right-of-way being Happy Valley Avenue. The purpose of this request is to allow for the installation of detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0630	Temporary construction storage for an off-site Las Vegas Valley Water District project (main replacement and The Dales subdivision)	Approved by PC	October 2019
UC-18-0578	Increased height of existing communication tower, with a design review for additional antenna	Approved by PC	October 2018
ADR-0333-05	73 foot high monopole communication tower with an antenna array	Approved by ZA	April 2005
UC-0040-04	Vehicle, watercraft, and recreational vehicle sales	Approved by PC	February 2005
UC-0431-02	Check cashing facility	Approved By BCC	June 2002
ADR-1086-01	Communications facility	Approved by ZA	November 2001
DR-0727-99	Revised plans for a previously approved shopping center and to continue the use of a vehicle sales lot	Approved by BCC	June 1999
WC-0025-99 (ZC-0480-98)	Waived conditions of a zone change for the proposed shopping center with an existing restaurant building on site	Approved by BCC	March 1999

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0480-98	Reclassified the site (both subject parcels- 161-08-810-082 and 161-08-810-083) to C-2 zoning (now CG) for a proposed 34,000 square foot shopping center	Approved by BCC	May 1998
DR-1464-97	Vehicle sales lot within an existing shopping center - expired	Approved by PC	September 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac)	CG & RM18	Multi-family residential & tavern
South	Corridor Mixed-Use	CG	Commercial center
East	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential

Related Applications

Application Number	Request
WS-24-0276	A waiver of development standards with a design review for a proposed commercial truck parking lot 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

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that 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; and that Nevada Department of Transportation (NDOT) permits may be required.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Sunrise Manor - denial.

APPROVALS:

PROTESTS: 6 cards, 2 letters

COUNTY COMMISSION ACTION: September 4, 2024 – HELD – To 10/02/24 – per the applicant.

APPLICANT: LEADING EDGE VENTURES, LLC

CONTACT: G.C. GARCIA, INC, 1055 WHITNEY RANCH DRIVE, SUITE 210, HENDERSON, NV 89014