

01/17/23 PC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

HOLLYWOOD BLVD/ALTO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0649-GREYSTONE NEVADA, LLC:

VACATE AND ABANDON a portion of right-of-way being Hollywood Boulevard located between Bayou Hollow Avenue and Alto Avenue within Sunrise Manor (description on file).
MK/jud/syp (For possible action)

RELATED INFORMATION:

APN:

140-14-210-062 ptn; 140-14-212-107 ptn

LAND USE PLAN:

SUNRISE MANOR - PUBLIC USE

BACKGROUND:

Project Description

The vacation and abandonment request for a portion of right-of-way along Hollywood Boulevard is to vacate a 5 foot wide portion of the east side of the existing dedicated Clark County Public right-of-way, which extends from Alto Avenue to Bayou Hollow Avenue. This request is to accommodate a 10 foot detached sidewalk in lieu of the typical 5 foot wide detached sidewalk. This sidewalk width was requested during the public hearing process and it will be in accordance with the 10 foot sidewalk proposed south of Alto Avenue. The first 5 feet of right-of-way dedication was approved in 2019, and now the additional 5 feet request will allow for the total of a 10 foot sidewalk request.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400128 (NZN-0097-17)	First extension of time to reclassify 50.5 acres from R-E and P-F to R-2 zoning for a single family residential development	Approved by BCC	September 2021
AR-20-400082 (NZN-0097-17)	Second application for review of a single family development	Approved by BCC	September 2020
AR-19-400094 (NZN-0097-17)	First application for review of a single family development	Approved by BCC	August 2019

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0306	Vacated and abandoned a portion of Hollywood Boulevard and Alto Avenue for detached sidewalks	Approved by BCC	June 2019
VS-19-0303	Vacated and abandoned a portion of Hollywood Boulevard for detached sidewalks	Approved by BCC	June 2019
NZC-0097-17	Reclassified 50.5 acres from R-E and P-F to R-2 zoning for a single family residential development	Approved by BCC	January 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & South	Public Use	R-2	Single family residential & undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

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 that is 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:**Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 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 that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC

CONTACT: AMBER DOLCE, RCI ENGINEERING, 500 S. RANCHO DRIVE, SUITE 17,
LAS VEGAS, NV 89106