

05/21/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0203-SIENA 74 HOLDING LIMITED PARTNERSHIP & SIENA 75 HOLDING LIMITED PARTNERSHIP:

VACATE AND ABANDON easements of interest to Clark County located between Broadalbin Drive and Prince Lane (alignment), and Charleston Boulevard and Colorado Avenue within Sunrise Manor (description on file). TS/hw/cv (For possible action)

RELATED INFORMATION:

APN:

161-06-501-009

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 707 square foot curb return driveway easement located along the western portion of the northern property line, approximately 220 feet west of the intersection of the Broadalbin Drive and Charleston Boulevard. The existing driveway is going to be demolished and removed with the redevelopment of the site, resulting in the easement being no longer needed to maintain access to the site.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-24-500076	1 lot commercial subdivision map	Approved by BCC	October 2024
UC-24-0387	Commercial center with urgent care facility - hotel portion was withdrawn	Approved by BCC	October 2024
ZC-21-0711	Reclassified the site from C-1 to C-2 zoning for a future development	Approved by BCC	February 2022
UC-0446-16	Increased the height of and allowed new power poles	Approved by PC	August 2016
UC-1820-00	Replaced a wooden power pole with a tubular steel pole	Approved by PC	January 2001
VC-1776-94	Reduced setbacks for a bank operation building - expired	Approved by PC	December 1994

Prior Land Use Requests

Application Number	Request	Action	Date
VC-156-89	Allowed a 10 foot high chain-link fence and automobile impound lot in conjunction with a bank operations building - expired	Approved by PC	April 1989
AC-055-89	Allowed a 2,600 square foot truck and loading area and vault addition to an existing bank operation building - expired	Approved by PC	April 1989
AC-141-88	Constructed a 2 story, 41,000 square foot office and bank operations building - expired	Approved by PC	July 1988
ZC-3-87	Reclassified the site from R-E and R-2 zoning to C-1 zoning for a 540 space parking lot - expired	Approved by BCC	February 1987
AC-162-80	Constructed an 80 square foot ATM building - expired	Approved by PC	November 1980
AC-062-79	Constructed a 16,000 square foot warehouse addition to an existing bank operations center - expired	Approved by PC	May 1979
AC-020-77	Allowed the construction of a 1,500 square foot bank	Approved by PC	May 1977
AC-052-76	Allowed an addition to a bank operations center - expired	Approved by PC	September 1976
ZC-123-71	Reclassified the site from R-E to C-1 zoning for a bank operations center - expired	Approved by BCC	October 1971

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	R-1, P-R, C-1, & C-V	Single-family residential development & offices
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential development
East	Corridor Mixed-Use	CG	Shopping center
West	Corridor Mixed-Use & Urban Neighborhood (greater than 18 du/ac)	CG & RM32	Shopping center & multi-family residential development

Related Applications

Application Number	Request
UC-25-0202	A use permit, waivers of development standards, and a design review for a proposed mixed-use development is a companion item on this agenda.
TM-25-500047	A tentative map for a 2 lot mixed-used development 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 driveway 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 4 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.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: MITCH OGRON

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