

RIGHT-OF-WAY  
(TITLE 30)

**UPDATE**  
HOLLYWOOD BLVD/ALTO AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-22-0158-LGI HOMES-NEVADA, LLC:**

**VACATE AND ABANDON** a portion of a right-of-way being Hollywood Boulevard located between Alto Avenue and Carey Avenue within Sunrise Manor (description on file). MK/rk/jo  
(For possible action)

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RELATED INFORMATION:

**APN:**  
140-14-301-004; 140-14-301-005; 140-14-301-007

**LAND USE PLAN:**  
SUNRISE MANOR - PUBLIC USE

**BACKGROUND:**  
**Project Description**

This request is for the vacation of a public right-of-way for the Hollywood and Alto Subdivision, generally located on the southeast corner of Hollywood Boulevard and Alto Avenue. This application will serve to vacate a 5 foot wide portion of the east side of the existing dedication of Hollywood Boulevard, which extends the length of the projects western boundary. The vacation will be the eastern most 5 feet of the existing 95 foot wide public right-of-way. This vacation is a result of a condition of approval placed upon NZC-21-0562 which requires the reduction of Hollywood Boulevard to accommodate a 10 foot wide sidewalk.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-21-0562	Reclassified this site to R-2 zoning for a single family residential development	Approved by BCC	December 2021
TM-21-500158	238 residential lots on 36.3 acres	Approved by BCC	December 2021
TM-19-500141	212 single family lots - expunged	Approved by BCC	September 2019
VS-19-0543	Vacated portions of rights-of-way being Hollywood Boulevard and Alto Avenue in order to provide detached sidewalks	Approved by BCC	September 2019

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
NZC-18-0968	Reclassified a portion of this site (32.3 acres) to R-2 zoning for a single family residential and 6.6 acres to R-3 zoning for a senior housing complex - expunged	Approved by BCC	September 2019
NZC-0097-17	Reclassified a 50.3 acre parcel across Alto Avenue to R-2 zoning for a 352 lot single family residential subdivision (Phase 1)	Approved by BCC	January 2018

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Public Use	R-2	Single family residential
South	Public Use	P-F	Middle school & high school
East	Public Use	P-F	Park/ball fields (Shadow Rock Park)
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

**Related Applications**

<b>Application Number</b>	<b>Request</b>
PA-22-700002	Plan amendment to amend the Transportation Element for Hollywood Avenue (between Alto Avenue and Lake Mead Boulevard) 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 to accommodate a reduced width of Hollywood Boulevard together with a 10 foot wide sidewalk.

**Staff Recommendation**

Approval. This item has been forwarded to the Board of County Commissioners for final action.

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.

**PLANNING COMMISSION ACTION:** May 17, 2022 – APPROVED – Vote: Aye: Kirk, Castello, Frasier, Kilarski, Lee Absent: Stone, Nguyen

**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.

**TAB/CAC:** Sunrise Manor - approval.

**APPROVALS:**

**PROTESTS:** 2 cards

**APPLICANT:** LGI HOMES

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