

05/06/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0222-JAB HOLDING, LLC:

VACATE AND ABANDON a portion of a right-of-way being Lake Mead Boulevard located between Christy Lane and Linn Lane within Sunrise Manor (description on file). MK/md/kh
(For possible action)

RELATED INFORMATION:

APN:

140-21-701-004

LAND USE PLAN:

SUNRISE MANOR - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 5 foot wide portion of right-of-way of Lake Mead Boulevard to accommodate the required detached sidewalk along the street.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	RS3.3 & CG (AE-65)	Undeveloped & commissary
South	Compact Neighborhood (up to 18 du/ac)	RS3.3	Undeveloped
East	Compact Neighborhood (up to 18 du/ac)	CG & RS3.3	Commercial building
West	Neighborhood Commercial	CG	Undeveloped

Related Applications

Application Number	Request
PA-25-700018	A plan amendment to redesignate the site from Compact Neighborhood (CN) to Neighborhood Commercial (NC) is a companion item on this agenda.
ZC-25-0221	A zone change to reclassify the site from RS3.3 to CG is a companion item on this agenda.
WS-25-0223	A waivers of development standards and design review for a retail/commercial facility 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. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 4, 2025 at 9:00 a.m., unless otherwise announced.

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

- 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 devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: JAB HOLDING, LLC

CONTACT: JAMES CHILDS, 7510 APPLE SPRINGS AVENUE, LAS VEGAS, NV 89131