

03/04/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0019-2151 SUNSET, LLC:

VACATE AND ABANDON a portion of a right-of-way being Sunset Road located between Surrey Street and Eastern Avenue; and a portion of a right-of-way being Surrey Street located between Sunset Road and Helm Drive (alignment) within Paradise (description on file). JG/md/kh (For possible action)

RELATED INFORMATION:

APN:

177-02-501-035

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of rights-of-way along Sunset Road and Surrey Street. The vacation of right-of-way is necessary to accommodate the required detached sidewalks along the public streets.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0681	Recreational facility with a waiver of development standards to reduce parking and design reviews for an office/warehouse complex and finished grade - expired	Approved by BCC	November 2023
ZC-22-0543	Reclassified 2.4 acres from C-2 to M-D zoning for an office/warehouse complex (waiver and design review expired)	Approved by BCC	November 2022
WS-0860-07	Allowed commercial access to a minor residential collector street with design review for a motel	Approved by PC	October 2007
ZC-0990-01	Reclassified to C-2 zoning for a hotel and restaurants	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF (AE-70, AE-75, & RPZ)	Harry Reid International Airport
South	Business Employment	CG (AE-65 & AE-70)	Motel
East	Business Employment	RM32 (AE-65 & AE-70)	Multi-family residential
West	Business Employment	IP (AE-65 & AE-70)	Office/warehouse

Related Applications

Application Number	Request
WS-26-0018	A waiver of development standards and a design review for an office/warehouse complex 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

- Drainage study and compliance;
- 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

- Applicant is advised that this department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Paradise - approval (2 year review as a public hearing).

APPROVALS:

PROTESTS:

APPLICANT: 2151 SUNSET, LLC

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