

07/16/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0204-PROLOGIS LP:

VACATE AND ABANDON a portion of a right-of-way being Colton Avenue located between Marion Drive and Pinion Peak Drive (alignment) within Sunrise Manor (description on file). MK/sd/ng (For possible action)

RELATED INFORMATION:

APN:

140-08-401-007

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 5 foot wide portion of right-of-way being Colton Avenue. The applicant states this portion of right-of-way is no longer needed due to the requirement to construct a detached sidewalk along Colton Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
VC-0769-00	Appeal variance to waive landscaping along side property lines and permit a solid 8 foot metal fence with 2 feet of security wire	Approved by BCC	August 2000
ZC-0542-99	Reclassified 10.2 acres from R-E to M-1 zoning for freight transfer station; use permit for a 7,600 square foot office building	Approved by BCC	May 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS5.2 (AE-75)	Single-family residential
South	Business Employment	IL (AE-80 & APZ-2)	Warehouse
East	Business Employment	IP (AE-75 & APZ-2)	Undeveloped
West	Business Employment	IL (AE-75 & APZ-2)	Warehouse

Related Applications

Application Number	Request
WS-24-0203	A waiver of development standards for bicycle parking and on-site pedestrian access with a design review for freight parking expansion 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

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PROLOGIS LP

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