

07/16/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0238-BOULDER DIRT DEVELOPMENT, LLC:

VACATE AND ABANDON a portion of right-of-way being the Flamingo Wash located between US 95 and Boulder Highway and between Glen Avenue and Karen Avenue (alignment) within Sunrise Manor (description on file). TS/hw/ng (For possible action)

RELATED INFORMATION:

APN:

161-07-103-018; 161-07-103-019; 161-07-202-002; 161-07-202-009; 161-07-502-001; 161-07-601-001; 161-07-601-007

PROPOSED LAND USE PLAN:

SUNRISE MANOR - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

The plans provided depict the vacation and abandonment of a 6,582 square foot portion of a flood control right-of-way for the Flamingo Wash. The portion of right-of-way is 200 feet wide and 33 feet long and located in the northeast corner of the subject site. The applicant indicates that this portion of the flood control right-of-way is no longer needed to support the Flamingo Wash and is needed to complete the development of the proposed planned unit development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0497-09	Reclassified a portion of the site from C-2 & H-2 zoning to C-2 zoning for a commercial development	Approved by BCC	October 2009
ZC-0031-08	Reclassified a portion of the site from R-V-P, R-1, & C-2 zoning to C-2 zoning for a 634 unit motel	Approved by BCC	February 2008
WS-0527-02	Increased the height of an off-premises sign	Approved by BCC	June 2002
ZC-1519-01	Reclassified a portion of the site from C-2 zoning to R-V-P zoning	Approved by BCC	February 2002
WS-0002-01	Allowed an off-premises sign	Approved by BCC	September 2001
ZC-1082-00	Reclassified a portion of the site from C-3 zoning to C-2 zoning for the implementation of Title 30	Approved by BCC	September 2000
VS-0699-94	Vacated and abandoned a portion of a flood control channel	Approved by BCC	September 1994

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1168-94	Reclassified a portion of the site from H-2 zoning to C-3 zoning for a recreational vehicle sales lot	Approved by BCC	September 1994
ZC-1200-93	Reclassified a portion of the site from H-2 & R-E zoning to C-2 zoning for a 624 unit motel	Approved by BCC	August 1993
DR-0062-92	Permitted a mobile home to function as an office for a mobile home sales lot - expired	Approved by PC	June 1992
UC-056-75	Allowed a go-cart track, batting cages, and an office - expired	Approved by BCC	July 1975
VAC-017-72	Vacated and abandoned portions of McLaurie Avenue, Stratford Avenue, and Forest Street	Approved by BCC	July 1972

Surrounding Land Use*

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use & Business Employment	CG & IP	Flamingo wash channel & outside storage yard
South	Corridor Mixed-Use	CG, IL, & H-2	Vehicle rental & sales facilities & adult cabaret
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Compact Neighborhood (up to 18 du/ac)	RS5.2	Manufactured home park & single-family detached subdivision
West	Corridor Mixed-Use	H-2, CG, & RS5.2	Manufactured home park, recreational vehicle park, & vehicle rental & sales facilities

*The Boulder Highway right-of-way is directly to the southwest of the subject site and the US 95 right-of-way is directly to the east of the subject site.

Related Applications

Application Number	Request
PA-24-700009	A Plan Amendment to redesignate the existing land use category from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-24-0236	A zone change from RS20, RS5.2, CG, & H-2 zones to an RS2 zone is a companion item on this agenda.
PUD-24-0237	A planned unit development with modifications to standards for a 219 lot single-family detached residential subdivision is a companion item on this agenda.
TM-24-500052	A tentative map for a 219 lot single-family detached residential subdivision map 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 drainage easement that is not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 21, 2024 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 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

- Drainage study and compliance;
- 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 Nevada Department of Transportation (NDOT) permits may be required.

Building Department - Addressing

- No comment.

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.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: AMY RENEE GRAYBILL

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