

10/04/23 BCC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

LAMB BLVD/CARTIER AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0516-CPT 2644 N. LAMB BLVD., LLC:

VACATE AND ABANDON a portion of right-of-way being Lamb Boulevard located between Cartier Avenue and Alto Avenue; a portion of right-of-way being Cartier Avenue located between Lamb Boulevard and Abels Lane; and a portion of right-of-way being Abels Lane located between Cartier Avenue and Alto Avenue within Sunrise Manor (description on file).
MK/md/syp (For possible action)

RELATED INFORMATION:

APN:

140-17-301-003; 140-17-301-004; 140-17-302-004

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 5 foot wide portions of right-of-way being Lamb Boulevard, Cartier Avenue, and Abels Lane. The vacation of the right-of-way is necessary to accommodate the required 5 foot wide detached sidewalk along the respective streets.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0342-07 (ET-0130-09)	First extension of time to vacate a portion of right-of-way being Lamb Boulevard - expired	Approved by PC	July 2009
DR-0325-07 (ET-0109-09)	First extension of time to commence an office/warehouse complex - expired	Approved by PC	June 2009
TM-0035-09	1 lot industrial subdivision - expired	Approved by PC	May 2009
VS-0342-07	Vacated a portion of right-of-way being Lamb Boulevard - expired	Approved by PC	May 2007
DR-0325-07	Office/warehouse complex - expired	Approved by PC	May 2007
TM-0061-07	1 lot industrial subdivision - expired	Approved by PC	April 2007

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0275-03	Commercial complex - expired	Approved by PC	March 2003
VS-1131-97	Vacated and abandoned a portion of right-of-way being Pariva Street - recorded	Approved by BCC	August 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Business Employment	M-D	Warehouse
South	Business Employment	M-D	Undeveloped
East	Business Employment	M-1	Industrial buildings

Related Applications

Application Number	Request
WS-23-0515	A request for waivers of development standards to increase building height, access to local streets, and modified driveway design standards in conjunction with design reviews for a distribution center and increase finished grade is a companion item on this agenda.
TM-23-500108	A tentative map for a 1 lot industrial subdivision 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 that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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

- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas on Lamb Boulevard, in accordance with RTC standards;
- 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.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: CPT 2644 N. LAMB BOULEVARD

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