

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-26-0090-ORVPP TRUST & KUMAR RASMI TRS:**

**VACATE AND ABANDON** a portion of right-of-way being Owens Avenue located between Betty Lane and Sherwin Lane; a portion of right-of-way being Betty Lane located between Owens Avenue and Kell Lane; and a portion of right-of-way being Sherwin Lane located between Owens Avenue and Kell Lane within Sunrise Manor (description on file). TS/bb/kh (For possible action)

RELATED INFORMATION:

**APN:**

140-21-403-017

**LAND USE PLAN:**

SUNRISE MANOR - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

**BACKGROUND:**

**Project Description**

The request is to vacate a portion of right-of-way being Owens Avenue, Betty Lane, and Sherwin Lane for the development of detached sidewalks.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-18-0699	Zone change to R-3 zoning for a multi-family residential development consisting of 28 units	Denied by BCC	October 2018

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS10	Single-family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Place of worship & single-family residential
West	Compact Neighborhood (up to 18 du/ac)	RS3.3	Single-family residential

## Related Applications

Application Number	Request
ZC-26-0084	A zone change from RS20 zone to RM18 zone is a companion item on this agenda.
WS-26-0085	A waiver of development standards and design review for a single-family attached townhome development is a companion item on this agenda.
PUD-26-0089	A planned unit development for a single-family attached townhome development is a companion item on this agenda.
TM-26-500024	A tentative map for 24 single-family residential lots 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 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;
- 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:** ORVPP TRUST & KUMAR RASMI TRS

**CONTACT:** JOSH HARNEY, BAUGHMAN & TURNER, INC., 1210 HINSON STREET,  
LAS VEGAS, NV 89102