

03/18/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0077-RAMAR LAND CORPORATION:

VACATE AND ABANDON a portion of right-of-way being Lamont Street located between Judson Avenue and Carey Avenue; and a portion of right-of-way being Judson Avenue located between Lamont Street and Nellis Boulevard within Sunrise Manor (description on file). TS/sd/kh (For possible action)

RELATED INFORMATION:

APN:

140-20-502-001; 140-20-502-002; 140-20-502-006

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans depict the vacation of 5 foot wide portions of Judson Avenue and Lamont Street to accommodate detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-21-0267	Finished grade in conjunction with a future industrial development - expired	Approved by BCC	July 2021
TM-20-500114	1 lot industrial subdivision - expired	Approved by PC	September 2020
ZC-0006-00	Outdoor storage on a portion of the site	Approved by BCC	June 2000
ZC-151-86	Zone change from M-D zone to M-1 zone for an office/warehouse building	Approved by BCC	August 1986

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP & IL (AE-65, AE-70, & APZ-2)	Industrial buildings

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Business Employment	RM32 & RS20 & IL (AE-65 & APZ-2)	Multi-family development, outside storage, & industrial building
East	Business Employment	IL & IP (AE-65 & APZ-2)	Outside storage & industrial building
West	Industrial Employment & Public Use	IL & IP (AE-65 & APZ-2)	Warehouse/office building & undeveloped

Related Applications

Application Number	Request
DR-25-0076	A design review for a truck parking lot 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

- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Carey Avenue improvement project;
- 90 days to record said separate document for the Carey Avenue improvement project;
- 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 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:** RAMAR LAND CORPORATION**CONTACT:** KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGS,
NV 89135