

07/01/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0353-PROLOGIS LP:

VACATE AND ABANDON easements of interest to Clark County located between Cheyenne Avenue and Colton Avenue, and between Marion Drive and Abels Lane (alignment) within Sunrise Manor (description on file). MK/lm/kh (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 drainage easements located on the subject property. The applicant states the drainage easements are no longer needed.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-24-0204	A vacation and abandonment of a portion of Colton Avenue	Approved by PC	July 2024
WS-24-0203	Waiver for reduced landscaping; design review for the expansion of an existing outside storage area in conjunction with a freight transfer building	Approved by PC	July 2024
VC-0769-00	Appeal variance to waive landscaping alongside 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 & AE-70)	Single-family residential
South	Business Employment	IL (AE-80 & APZ-2)	Warehouse

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Business Employment	IP (AE-75, AE-80, & APZ-2)	Undeveloped
West	Business Employment	IL (AE-75 & APZ-2)	Warehouse

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 easements that are not needed for site, drainage, or roadway development.

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

- 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.

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: TAYLOR ERDMANN

CONTACT: TAYLOR ERDMANN, KIMLEY-HORN, ATTN: TAYLOR ERDMANN, 6671
S. LAS VEGAS BOULEVARD, SUITE 320, LAS VEGAS, NV 89119