

04/15/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0154-TECA FAMILY TRUST & CEBALLOS GILBERTO TRS:

VACATE AND ABANDON a portion of right-of-way being Copper Road located between Madge Lane and Sloan Lane within Sunrise Manor (description on file). TS/my/kh (For possible action)

RELATED INFORMATION:

APN:

140-34-201-024; 140-34-201-026

LAND USE PLAN:

SUNRISE MANOR - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

The applicant is requesting the vacation and abandonment of a portion of the public right-of-way. The purpose of this vacation is to allow horse owners to enter the property more easily and to keep a large gate at the entrance of the property rather than demolishing it.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0359-07	Use permit to allow a commercial boarding stable and alternative landscaping	Approved by PC	May 2007
VS-0613-01	Vacation and abandonments of right-of-way	Approved by PC	July 2001
UC-1877-98	Use permit for overhead power lines	Approved by PC	January 1999
VC-1386-97	Vacation of and abandonment of easements	Approved by BCC	October 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac) & Public Use	RS20	Single-family residences & SNWA
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residences & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residences
West	Public Use & Ranch Estate Neighborhood (up to 2 du/ac)	RS20	SNWA, undeveloped, & single-family residence

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 that is not necessary 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

- 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: FLORENCIO FRAUSTO ROJAS

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