

03/18/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0110-DEJOHN MICHAEL:

VACATE AND ABANDON a portion of a right-of-way being Owens Avenue located between Morning Sun Way and Radwick Drive; a portion of a right-of-way being Morning Sun Way located between Owens Avenue and Monroe Avenue; and a portion of a right-of-way being Radwick Drive located between Owens Avenue and Monroe Avenue within Sunrise Manor (description on file). TS/rg/kh (For possible action)

RELATED INFORMATION:

APN:

140-26-102-002; 140-26-102-003

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 the following: 1) 5 foot portion of Owens Avenue, north of APN 140-26-102-002; 2) 5 foot portion of Morning Sun Way, west of APN 140-26-102-002; and 3) 5 foot portion of Radwick Drive, east of APN 140-26-102-003. The applicant states the vacation of the portions of the rights-of-way is to accommodate for detached sidewalks for the proposed subdivision.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1595-01	A zone change to reclassify 34 acres from R-E to R-D and a special use permit for a planned unit development for 117 lot single family residential subdivision	Withdrawn	February 2002
SC-1719-98	A street name change to create a consistent street name along the Los Feliz Street alignment on the east boundary of this site	Approved by BCC	December 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Ranch Estates Neighborhood (up to 2 du/ac)	RS20	Single-family residential development & undeveloped

Related Applications

Application Number	Request
WS-25-0109	Waivers of development standards and a design review for a single-family residential development is a companion item on this agenda.
TM-25-500025	A tentative map for 15 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

- 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

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: LGI HOMES- NEVADA, LLC

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