

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0306-SUNRISE 96C, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Channel 10 Drive and Eastern Avenue and between Rochelle Avenue and University Avenue (alignment) within Paradise (description on file). TS/hw/syp (For possible action)

RELATED INFORMATION:

APN:

162-23-604-012; 162-23-604-013

PROPOSED LAND USE PLAN:

WINCHESTER/PARADISE - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:

Project Description

The plans provided depict the vacation and abandonment of 2 pedestrian access easements. The first pedestrian access easement to be vacated is located along the north side of the subject site along Rochelle Avenue and bisects the parcel boundary between APNs 162-23-604-012 and 162-23-604-013. The second pedestrian access easement to be vacated is located along the eastern side of the subject site along Eastern Avenue and bisects the parcel boundary between APNs 162-23-604-012 and 162-23-604-013. The applicant states that these pedestrian access easements were originally dedicated for the development of APN 162-23-604-013 as a commercial site with driveway access on the north to Rochelle Avenue and on the east to Eastern Avenue. Now that the site will no longer be developed as a commercial site and APN 162-23-604-013 will now be integrated into the developing a multi-family residential development. The pedestrian access easements are no longer needed, as there will be no driveways accessing this portion of the overall site, except for an emergency access point with a crash gate.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0463	Vacated and abandoned a pedestrian access easement on Channel 10 Drive- recorded	Approved by PC	September 2023
NZC-22-0060	Reclassified the site from R-1 and U-V zoning to R-4 and C-2 zoning for a convenience store/gasoline station and a multi-family residential development	Approved by BCC	June 2022

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-22-900269	Modifications to an approved congregate care facility to allow the transfer of the western parcel to the approved multi-family residential development	Approved by ZA	May 2022
ZC-19-0768	Reclassified the site from R-1 zoning to U-V zoning for a mixed-use development	Approved by BCC	December 2019
VS-0758-17	Vacated and abandoned a portion of Eastern Avenue for detached sidewalks - recorded	Approved by PC	October 2017
UC-0616-15	Permitted a congregate care facility	Approved by BCC	July 2016
WS-0011-12	Allowed overhead communication lines on existing public utility structures	Approved by PC	March 2012
UC-1367-97	Upgraded overhead transmission from 69 kV to double 138 kV lines and increase maximum pole height to 125 feet	Approved by PC	September 1997
UC-0146-91	Allowed modular classroom buildings and a Pre-K and Kindergarten school in conjunction with an existing private school - expired	Approved by PC	June 1991

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use & Public Use	CG & RS5.2	Vegas PBS Television Center & undeveloped
South	Neighborhood Commercial	RS5.2 & CG	Congregate care/hospice facility & mini-warehouse complex
East	Neighborhood Commercial & Compact Neighborhood (up to 18 du/ac)	CG & RM18	Office/retail complex & multi-family residential
West	Urban Neighborhood (greater than 18 du/ac)	RM32	Multiple-family Residential

Related Applications

Application Number	Request
PA-24-700014	A redesignation of the site from the Public Use (PU) and Neighborhood Commercial (NC) land use categories to Urban Neighborhood (UN) is a companion item on this agenda.
ZC-24-0304	A zone change to reclassify a 1.37 acre portion of the site from a CC (Commercial Core) Zone to an RM32 (Residential Multiple-Family 32) Zone is a companion item on this agenda.

Related Applications

Application Number	Request
DR-24-0305	A modification and expansion to a previously approved multi-family residential development 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 a pedestrian access easements that is not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval. This item has been forwarded to the Board of County Commissioners' meeting for final action.

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.

PLANNING COMMISSION ACTION: August 6, 2024 – APPROVED – Vote: Unanimous 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

- 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: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: SUNRISE 96C, LLC

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