

10/01/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-24-0426-GROUP XIII PROPERTIES LP:**

**VACATE AND ABANDON** a portion of right-of-way being Marion Drive located between Cheyenne Avenue and Colton Avenue; and a portion of right-of-way being Colton Avenue located between Marion Drive and Abels Lane (alignment) within Sunrise Manor (description on file). MK/nai/syp (For possible action)

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RELATED INFORMATION:

**APN:**

140-08-401-008

**LAND USE PLAN:**

SUNRISE MANOR - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

The plan depicts the vacation and abandonment of 5 feet right-of-way that runs along the east and north property lines. Vacating both rights-of-way will allow the applicant to install detached sidewalks along Marion Drive and Colton Avenue.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-23-0107	Waiver of development standards and design review for an office/warehouse	Approved by BCC	June 2023
VS-1130-07 (ET-0279-09)	Extension of time for vacating a portion of Marion Drive for detached sidewalk - expired	Approved by PC	November 2009
DR-1257-07 (ET-0280-09)	Extension of time for distribution center - expired	Approved by BCC	November 2009
DR-1257-07	Distribution center - expired	Approved by BCC	December 2007
VS-1130-07	Vacated a portion of Marion Drive for detached sidewalk - expired	Approved by PC	November 2007
TM-0263-07	1 lot industrial subdivision - expired	Approved by PC	November 2007
DR-1667-05	Office warehouse complex - expired	Approved by BCC	December 2005
WS-0133-05	Screening and buffering of loading docks - expired	Approved by BCC	March 2005

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-1599-04	Reclassified the north half of the property from R-E to M-D zoning	Approved by BCC	October 2004
ZC-1099-04	Reclassified the south half of the property from R-E to M-D zoning	Approved by BCC	July 2004

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Business Employment	RS5.2 (AE-75 & APZ-2)	Single-family residential
South	Business Employment	IL (AE-80 & APZ-2)	Distribution center
East	Business Employment	IP (AE-75, AE-80, APZ-1, & APZ-2)	Distribution center
West	Business Employment	IL (AE-75 & APZ-2)	Freight trucking company

**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**

- 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 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:** SCOTT L. SCHOFIELD

**CONTACT:** SCOTT SCHOFIELD, KIMLEY-HORN, 6671 LAS VEGAS BOULEVARD SOUTH, #320, LAS VEGAS, NV 89119