

07/08/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0292-MGR PROPERTIES, LLC:

VACATE AND ABANDON a portion of a right-of-way being Glen Avenue located between Dalhart Avenue and McLaurine Avenue; a portion of a right-of-way being McLaurine Avenue located between Glen Avenue and Park Street; and a portion of a right-of-way being Dalhart Avenue located between Glen Avenue and Park Street within Sunrise Manor (description on file). TS/mh/kh (For possible action)

RELATED INFORMATION:

APN:

161-07-110-002; 161-07-110-008 through 161-07-110-010

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of portions of Glen Avenue, Dalhart Avenue, and McLaurine Avenue to accommodate detached sidewalks.

Prior Land Use Requests

APN 161-07-110-002

Application Number	Request	Action	Date
ZC-0364-17	Zone change from R-E and H-2 to M-D	Approved by BCC	July 2017

APNs 161-07-110-008 & 161-07-110-009

Application Number	Request	Action	Date
UC-25-0254	Use permit, waivers of development standards, and design review for a parking lot with outdoor storage and display	Approved by BCC	July 2025
ZC-0364-17	Zone change from R-E and H-2 to M-D	Approved by BCC	July 2017
VS-0078-09	Vacation and abandonment portions of Park Street and McLaurine Avenue - expired	Approved by BCC	April 2009
VS-1593-06	Vacation and abandonment portions of East Glen Drive and McLaurine Avenue - expired	Approved by BCC	February 2007

APNs 161-07-110-008 & 161-07-110-009

Application Number	Request	Action	Date
ZC-0985-06	Zone change from R-E to M-D, waivers of development standards, and design review for an office warehouse building - expired	Approved by BCC	August 2006

APN 161-07-110-010

Application Number	Request	Action	Date
UC-25-0254	Use permit, waivers of development standards, and design review for a parking lot with outdoor storage and display	Approved by BCC	July 2025
ZC-0364-17	Zone change from R-E and H-2 to M-D	Approved by BCC	July 2017
VS-0825-15	Vacation and abandonment a portion of Lake Street	Approved by PC	February 2016
VS-0078-09	Vacation and abandonment portions of Park Street and McLaurine Avenue - expired	Approved by BCC	April 2009
VS-1593-06	Vacation and abandonment portions of East Glen Drive and McLaurine Avenue - expired	Approved by BCC	February 2007
ZC-0985-06	Zone change from R-E to M-D, waivers of development standards, and design review for an office warehouse building - expired	Approved by BCC	August 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment & Urban Neighborhood (greater than 18 du/ac)	IP & RM32	Vehicle maintenance & multi-family residential
South	Business Employment	IP & IL	Vehicle maintenance & outdoor storage
East	Business Employment	IP & IL	Outdoor storage
West	Business Employment	H-2 & RS20	Undeveloped

Related Applications

Application Number	Request
UC-26-0291	A use permit, waivers of development standards, and design review for an assisted living facility 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 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;
- 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

- Applicant is advised that this department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MGR PROPERTIES, LLC

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