

05/17/22 PC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

HOLLYWOOD BLVD/ALTO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0158-LGI HOMES-NEVADA, LLC:

VACATE AND ABANDON a portion of a right-of-way being Hollywood Boulevard located between Alto Avenue and Carey Avenue within Sunrise Manor (description on file). MK/rk/jo
(For possible action)

RELATED INFORMATION:

APN:

140-14-301-004; 140-14-301-005; 140-14-301-007

LAND USE PLAN:

SUNRISE MANOR - PUBLIC USE

BACKGROUND:

Project Description

This request is for the vacation of a public right-of-way for the Hollywood and Alto Subdivision, generally located on the southeast corner of Hollywood Boulevard and Alto Avenue. This application will serve to vacate a 5 foot wide portion of the east side of the existing dedication of Hollywood Boulevard, which extends the length of the projects western boundary. The vacation will be the eastern most 5 feet of the existing 95 foot wide public right-of-way. This vacation is a result of a condition of approval placed upon NZC-21-0562 which requires the reduction of Hollywood Boulevard to accommodate a 10 foot wide sidewalk.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-21-0562	Reclassified this site to R-2 zoning for a single family residential development	Approved by BCC	December 2021
TM-21-500158	238 residential lots on 36.3 acres	Approved by BCC	December 2021
TM-19-500141	212 single family lots - expunged	Approved by BCC	September 2019
VS-19-0543	Vacated portions of rights-of-way being Hollywood Boulevard and Alto Avenue in order to provide detached sidewalks	Approved by BCC	September 2019

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-18-0968	Reclassified a portion of this site (32.3 acres) to R-2 zoning for a single family residential and 6.6 acres to R-3 zoning for a senior housing complex - expunged	Approved by BCC	September 2019
NZC-0097-17	Reclassified a 50.3 acre parcel across Alto Avenue to R-2 zoning for a 352 lot single family residential subdivision (Phase 1)	Approved by BCC	January 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	R-2	Single family residential
South	Public Use	P-F	Middle school & high school
East	Public Use	P-F	Park/ball fields (Shadow Rock Park)
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

Related Applications

Application Number	Request
PA-22-700002	Plan amendment to amend the Transportation Element for Hollywood Avenue (between Alto Avenue and Lake Mead Boulevard) 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 to accommodate a reduced width of Hollywood Boulevard together with a 10 foot wide sidewalk.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 22, 2022 at 9:00 a.m., unless otherwise announced.

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:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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 that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: LGI HOMES

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