

RIGHT-OF-WAY
(TITLE 30)

LAMB BLVD/CARTIER AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0389-VISIONARY 2 LLC ET AL & CASTELLO LLC:

VACATE AND ABANDON a portion of a right-of-way being Lamb Boulevard located between Cartier Avenue and Alto Avenue within Sunrise Manor (description on file). WM/lm/syp (For possible action)

RELATED INFORMATION:

APN:

140-18-701-021

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The site plan depicts the vacation and abandonment of a 5 foot wide portion of Lamb Boulevard located between Cartier Avenue and Alto Avenue. The area to be vacated is located along the east property line and was originally granted by grant of right-of-way for the full width development of Lamb Boulevard arterial alignment. The applicant indicates the area is not needed for additional road or utility purposes and the vacation will allow for a 5 foot wide detached sidewalk that was approved per ZC-21-0532 along Lamb Boulevard.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-21-0532	Reclassified 4.4 acres to M-D (AE-70) zoning for an office/warehouse building	Approved by BCC	November 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D	Office warehouse
South	Business Employment	R-1	Single family residential
East	Business Employment	M-D	Undeveloped
West	Business Employment	M-D & R-E	Single family residential

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 that is not necessary for site, drainage, or roadway development.

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:

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

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- 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: LARRY MONKARSH

CONTACT: RAY FREDERICKSEN, 4525 W. HACIENDA AVE, STE 1, LAS VEGAS, NV 89118