

11/02/22 BCC AGENDA SHEET

RIGHTS-OF-WAY
(TITLE 30)

NELLIS BLVD/CAREY AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0513-RG NELLIS NV, LLC:

VACATE AND ABANDON portions of a right-of-way being Carey Avenue located between Lamont Street and Nellis Boulevard within Sunrise Manor (description on file). TS/bb/syp (For possible action)

RELATED INFORMATION:

APN:

140-20-502-005

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The applicant is developing a recently approved distribution center at the southwest corner of Carey Avenue and Nellis Boulevard. Two small areas of the Carey Avenue right-of-way need to be vacated to facilitate the landscaping and sidewalk. A 3 foot by 20 foot right-of-way is no longer needed to accommodate utility pole construction and pedestrian access. The original dedication of right-of-way for a right turn lane at Carey Avenue and Nellis Boulevard was a right angle triangle area that is 20 feet by 59 feet, and is no longer needed. Both areas combined are 574 square feet in area.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-22-0408	Distribution center, with waivers for cross access and landscaping	Approved by BCC	September 2022
TM-0463-06	Commercial subdivision on 6.1 acres - expired	Approved by PC	December 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D	Undeveloped & gasoline station
South	Business Employment	M-1	Undeveloped, outside storage, & vehicle sales

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Urban Neighborhood (greater than 18 du/ac) & Business Employment	R-4 & M-1	Multiple family residential & vehicle repair
West	Business Employment	M-1	Industrial water equipment & storage

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:

APPROVALS:

PROTESTS:

APPLICANT: MICHAEL SAJJADI

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