

11/15/22 PC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

SUNSET RD/CAMERON ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0536-3497 BOULDER HIGHWAY, LLC:

VACATE AND ABANDON a portion of a right-of-way being Sunset Road located between Cameron Street and Decatur Boulevard within Paradise (description on file). MN/rk/syp (For possible action)

RELATED INFORMATION:

APN:

162-31-401-019

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans show the vacation and abandonment of a 5 foot wide portion of the north side of Sunset Road to accommodate a detached sidewalk in conjunction with a recently approved warehouse site.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-21-0362	Office/warehouse with waivers for setback, height, and throat depth	Approved by BCC	December 2021
WS-1831-05	Off-site phasing	Approved by PC	January 2006
TM-0673-05	Industrial subdivision	Approved by PC	January 2006
ZC-1552-05	Reclassified 8.4 acres to M-1 and M-D zoning	Approved by BCC	November 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Business Employment	M-D	Office/warehouse complex

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Business Employment	P-F	State of Nevada office facility
East	Business Employment	M-1	Office/warehouse complex

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: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: AMY RENEE GRAYBILL

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