

05/17/23 BCC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

LAKE MEAD BLVD/GATEWAY RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0139-LV PETROLEUM LLC:

VACATE AND ABANDON a portion of a right-of-way being Gateway Road located between Lake Mead Boulevard and Judson Avenue within Sunrise Manor (description on file). WM/rk/syp (For possible action)

RELATED INFORMATION:

APN:
140-19-610-011

LAND USE PLAN:
SUNRISE MANOR - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description

The plans show the vacation and abandonment of a 5 foot wide portion of the west side of Gateway Road to accommodate a detached sidewalk in conjunction with a proposed convenience store with gasoline sales and restaurant. Currently, the subject property is undeveloped.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0351-17	Reclassified 2 acres from R-2 to C-1 zoning for an in-line retail building	Approved by BCC	July 2017
ZC-1395-94	Reclassified 2 acres from R-2 to C-1 zoning for a shopping center - expired	Approved by BCC	November 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Undeveloped
South	Compact Neighborhood (up to 18 du/ac)	R-2	Mobile home park
East	Corridor Mixed-Use	C-2 & R-2	Undeveloped & single family residential
West	Neighborhood Commercial	C-1	Retail building

Related Applications

Application Number	Request
UC-23-0138	A use permit to allow a convenience store with gasoline sales and associated waivers 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 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.
- Applicant is advised that 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Sunrise Manor - denial.

APPROVALS:

PROTESTS:

APPLICANT: LISSETTE ARNIEL

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