

02/04/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-24-0729-KB HOME LAS VEGAS, INC.:**

**VACATE AND ABANDON** easements of interest to Clark County located between Boulder Highway and I-11 and between Park Street (alignment) and Vegas Valley Drive (alignment) within Sunrise Manor (description on file). TS/tpd/kh (For possible action)

RELATED INFORMATION:

**APN:**

161-07-103-018; 161-07-103-019; 161-07-202-002; 161-07-202-009; 161-07-502-001; 161-07-601-001; 161-07-601-007

**LAND USE PLAN:**

SUNRISE MANOR - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

**BACKGROUND:**

**Project Description**

The plans provided depict the vacation and abandonment of a 20 foot wide sewer easement that was granted to Clark County in 1955 on a portion of an approved Planned Unit Development site. The easement is located in the east portion of the site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-24-0238	Vacated and abandoned a portion of right-of-way being the Flamingo Wash	Approved by BCC	August 2024
ZC-24-0236	Reclassified 21.12 acres to an RS2 zone	Approved by BCC	August 2024
TM-24-500052	219 detached single-family residential lots	Approved by BCC	August 2024
PA-24-700009	Redesignated 21.12 acres to a Compact Neighborhood land use	Approved by BCC	August 2024
PUD-24-0237	219 detached single-family residential development	Approved by BCC	August 2024

**Surrounding Land Use\***

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use & Business Employment	CG & IP	Flamingo Wash & outside storage yard

**Surrounding Land Use\***

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
South	Corridor Mixed-Use	CG, IL, & H-2	Vehicle rental & sales facilities & adult cabaret
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Compact Neighborhood (up to 18 du/ac)	RS5.2	Manufactured home park & single-family detached subdivision
West	Corridor Mixed-Use	H-2 & CG	Manufactured home park, recreational vehicle park, & vehicle rental & sales facilities

\*The Boulder Highway right-of-way is directly to the southwest of the subject site and the I-11 right-of-way is directly to the east of the subject site.

**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 a public sewer easement 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:**

**Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**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.

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:** Sunrise Manor - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** KB HOME LAS VEGAS, INC.

**CONTACT:** WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE,  
SUITE 100, LAS VEGAS, NV 89118