08/05/26 BCC AGENDA SHEET **UPDATE**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-26-0258-CITY OF LAS VEGAS:

VACATE AND ABANDON a portion of right-of-way being Vegas Valley Drive located between Homeownership Lane and Tree Line Drive within Sunrise Manor (description on file). TS/rg/cv (For possible action)

RELATED INFORMATION:

APN:
161-10-701-015

PROPOSED LAND USE PLAN:
SUNRISE MANOR - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:
Project Description
The applicant is requesting the vacation and abandonment of a portion of the right-of-way along Vegas Valley Road to accommodate detached sidewalk associated with the proposed multi-family development.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-0779-12 (ZC-0429-09)	Administrative first extension of time for a zone change from RUD and P-F zoning to P-F zoning for a solar photovoltaic facility	Approved by ZA	September 2012
VS-0462-10	Vacate and abandon a portion of right-of-way being Tree Line Drive	Approved by PC	November 2010
ZC-0429-09	Zone change from RUD and P-F zoning to P-F zoning for a solar photovoltaic facility	Approved by BCC	August 2009
NZC-0096-04	Zone change for a 20 acre portion of the site from M-1 to RUD zoning - expired	Approved by BCC	May 2004
NZC-0095-04	Zone change for a 5 acre portion of the site from M-2 to RUD zoning - expired	Approved by BCC	May 2004
ZC-0814-03	Zone change for a 6.7 acre portion of the site from R-E to P-F zoning for a wastewater lift station - expired	Approved by BCC	June 2003
ZC-0360-98	Zone change for a 20 acre portion of the site from R-E to M-1 zoning for an outdoor storage yard - expired	Approved by BCC	May 1998

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-66-63	Zone change for a 5 acre portion of the site from R-E to M-2 zoning for a meat and bone processing plant - expired	Approved by BCC	May 1963

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP, IL, & IH	Electric generation facility
South	Public Use	PF	Solar power facility
East	Business Employment	IP & IH	Automobile auction & recycling center
West	Public Use	PF	Las Vegas Wash & wastewater treatment plant

Related Applications

Application Number	Request
PA-26-700022	A plan amendment for a portion of the site from Public Use (PU) to Urban Neighborhood (UN) is a companion item on this agenda.
ZC-26-0257	A zone change from RS2 to RM32 is a companion item on this agenda
DR-26-0259	A design review for a multi-family residential development is a companion item on this agenda.
VS-26-0289	**Vacation and abandonment of a portion of a right-of-way is a related item on this agenda.**
WS-26-0288	**Waiver of development standards to eliminate drainage study is a related 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. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: July 7, 2026 – APPROVED – Vote: Aye: Frasier, Mujica, Brady, Kirk, Roitman, Stone Nay: Kilarski

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

- Drainage study and compliance;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Vegas Valley Drive improvement project;
- 90 days to record said separate document for the Vegas Valley Drive improvement project;
- 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 devices;
- 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: 1
PROTESTS: 14

PLANNING COMMISSION ACTION: June 16, 2026 – HELD – To 07/07/26 – per the applicant.

APPLICANT: MARK MULHALL
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