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

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-26-0289-CITY OF LAS VEGAS:

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

RELATED INFORMATION:

APN:
161-10-701-015

LAND USE PLAN:
SUNRISE MANOR - PUBLIC USE

BACKGROUND:
Project Description
The applicant is requesting to vacate and abandon a portion of the right-of-way being Vegas Valley Drive which is no longer needed.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-26-0259	Design Review for multi-family residential development	Approval by PC	July 2026
PA-26-700022	Plan amendment for a portion of the site from Public Use (PU) to Urban Neighborhood (UN)	Approval by PC	July 2026
ZC-26-0257	Zone change to reclassify the site from PF to RM32	Approval by PC	July 2026
VS-26-0258	Vacation and abandonment of a portion of right-of-way	Approval by PC	July 2026
ADET-0779-12 (ZC-0429-09)	First extension of time for a solar photovoltaic facility	Approved by ZA	September 2012
VS-0462-10	Vacation and abandonment 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 a 20 acre portion of the site from M-1 to RUD zoning - expired	Approved by BCC	May 2004
NZC-0095-04	Zone change a 5 acre portion of the site from M-2 to RUD zoning - expired	Approved by BCC	May 2004

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0814-03	Zone change 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 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
ZC-66-63	Zone change 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
WS-26-0288	Waiver of development standards to eliminate drainage study is a companion item on this agenda.
PA-26-700022	**A plan amendment for a portion of the site from Public Use (PU) to Urban Neighborhood (UN) is a related item on this agenda.**
ZC-26-0257	**A zone change for a portion of the site from PF to RM32 is a related item on this agenda.**
VS-26-0258	**A vacation and abandonment for a portion of right-of-way is a related item on this agenda.**
DR-26-0259	**A design review for a multi-family residential development on a portion of the site 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 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

- Drainage study and compliance;
- 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

- Applicant is advised that this department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Sunrise Manor - approval.
APPROVALS: 1
PROTESTS: 1

COUNTY COMMISSION ACTION: July 8, 2026 – HELD – To 08/05/26 – per the applicant.

APPLICANT: MARK MULHALL
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