

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0201-KULAR GULZAR:

VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Schuster Street, and between Silverado Ranch Boulevard and Landberg Avenue; and a portion of right-of-way being Silverado Ranch Boulevard located between Valley View Boulevard and Schuster Street within Enterprise (description on file). JJ/sd/cv (For possible action)

RELATED INFORMATION:

APN:

177-30-504-002; 177-30-504-003

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of patent easements within the proposed parcels. The plans also depict the vacation and abandonment of a portion of right-of-way being Silverado Ranch Boulevard.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-19-0504	Reclassified this site to C-2 zoning with a use permit, waiver of development standards, and design review for a convenience store with vehicle wash and gasoline station - expired	Approved by BCC	October 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG & RM50	Undeveloped
East	Corridor Mixed-Use	CG	Undeveloped
South	Neighborhood Commercial	CG & RS20	Undeveloped
West	Neighborhood Commercial	RS20	Undeveloped

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
UC-25-0199	A use permit, waiver of development standards, and design review for a convenience store with vehicle wash, gasoline station, and restaurant is a companion item on this agenda.
ZC-25-0200	A zone change from RS20 to CG 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 easements that are not necessary for the site development and 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 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

- Right-of-way dedication to include 45 feet back of curb for Silverado Ranch Boulevard, between 45 feet to 55 feet back of curb for Valley View Boulevard and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Coordinate with Public Works - Traffic Management for the Traffic Signal Project for Silverado Ranch Boulevard and Valley View Boulevard Intersection;

- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way, the dedication to the back of curb 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: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: GURDEV SINGH KULAR

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