

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-24-0092-SCT SILVERADO RANCH & ARVILLE, LLC:**

**HOLDOVER VACATE AND ABANDON** a portion of a right-of-way being Arville Street located between Silverado Ranch Boulevard and Gary Avenue (alignment) within Enterprise (description on file). JJ/jm/ng (For possible action)

**RELATED INFORMATION:**

**APN:**

177-19-801-020

**LAND USE PLAN:**

ENTERPRISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

The plan depicts the vacation and abandonment of a 5 foot wide, approximately 73 foot long portion of Arville Street along the west property line. The applicant states they are required to vacate it for detached sidewalks per WS-19-0816.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-23-0392	Vacated and abandoned easements	Approved by PC	September 2023
ET-22-400102 (WS-19-0816)	Extension of time for driveway separation and throat depth, with a design review for on-premises consumption of alcohol	Approved by BCC	October 2022
WS-19-0816	Reduced driveway separation and throat depth with a design review for on-premises consumption of alcohol	Approved by BCC	December 2019
ZC-0339-08	Reclassified from R-E to C-2 zoning	Approved by BCC	May 2008

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North & East	Business Employment (BE)	RS20	Undeveloped
South	Compact Neighborhood (up to 18 du/ac)	RM18	Multiple family residential

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
West	Neighborhood Commercial (NC)	CG	Convenience store/gas station

### **Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-23-0709	Modifications to a previously approved tavern is a companion item on this agenda.
WC-23-400155 (ZC-0339-08)	Waive a condition requiring cross access is a companion item on this agenda.
ET-23-400154 (WS-19-0816)	Second extension of time for a previously approved tavern 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 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 a property line radius of 54 feet adjacent to the spandrel;

- 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.

**Building Department - Addressing**

- No comment.

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

- No objection.

**TAB/CAC:** Enterprise - denial.

**APPROVALS:**

**PROTESTS: 2 cards**

**COUNTY COMMISSION ACTION:** June 5, 2024 – HELD – To 07/03/24 – per the applicant.

**APPLICANT:** SCT SILVERADO RANCH & ARVILLE LLC

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