

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0285-SILVER GILESPIE, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Silverado Ranch Boulevard and Pyle Avenue, and between Haven Street (alignment) and Gilespie Street; and a portion of right-of-way being Gilespie Street located between Silverado Ranch Boulevard and Pyle Avenue within Enterprise (description on file). MN/md/kh (For possible action)

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RELATED INFORMATION:

**APN:**

177-28-203-002; 177-28-203-003

**PROPOSED LAND USE PLAN:**

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of 33 foot wide government patent easements located along the north, south, and west boundaries of the project site. The patent easements are no longer needed for right-of-way and utility purposes. Furthermore, the plans illustrate the vacation and abandonment of 5 feet of right-of-way being Gilespie Street. The vacation of the right-of-way is necessary to accommodate the required detached sidewalk.

**Surrounding Land Use**

|              | <b>Planned Land Use Category</b>          | <b>Zoning District (Overlay)</b> | <b>Existing Land Use</b>               |
|--------------|---|----------------------------------|--|
| North        | Public Use                                | PF                               | Silverado Ranch Park                   |
| South & West | Ranch Estate Neighborhood (up to 2 du/ac) | RS20                             | Single-family residential development  |
| East         | Ranch Estate Neighborhood (up to 2 du/ac) | RS20 (NPO-RNP)                   | Single-family planned unit development |

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

**Related Applications**

| <b>Application Number</b> | <b>Request</b>   |
|---------------------------|--|
| PA-23-700051              | A plan amendment to redesignate the site from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) is a companion item on this agenda. |

**Related Applications**

| <b>Application Number</b> | <b>Request</b>   |
|---------------------------|--|
| ZC-23-0879                | A zone change to reclassify the site from RS20 to RS5.2 for a proposed single-family residential development is a companion item on this agenda. |
| WS-25-0284                | A waiver of development standards in conjunction with a proposed single-family residential development is a companion item on this agenda.       |
| TM-25-500070              | A tentative map for a proposed 8 lot single-family residential subdivision 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 patent easements that are not necessary for site, drainage, or roadway 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 4 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;
- 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:** Paradise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** KHUSROW ROOHANI

**CONTACT:** TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV  
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