

04/21/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-26-0144-LAS VEGAS SILVERADO RANCH ROGER, LLC:**

**VACATE AND ABANDON** a portion of a right-of-way being Silverado Ranch Boulevard located between Decatur Boulevard and Arville Street; and a portion of a right-of-way being Rogers Street (alignment) located between Silverado Ranch Boulevard and Le Baron Avenue within Enterprise (description on file). JJ/dd/cv (For possible action)

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RELATED INFORMATION:

**APN:**

177-30-103-004

**LAND USE PLAN:**

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

The applicant is requesting to vacate portions of rights-of-way being Silverado Ranch Boulevard and Rogers Street (alignment) to install detached sidewalks and develop the site.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ET-24-400044 (NZA-21-0037)	First extension of time for a non-conforming zone change with waivers and a design review for a commercial complex	Approved by BCC	June 2024
NZA-21-0037	Non-conforming zone change with waivers and a design review for a commercial complex	Approved by BCC	June 2021

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Public Use	PF & IP (AE-60)	Government facilities & undeveloped
South	Public Use	PF (AE-60)	Flood control basin
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG	Commercial development
West	Neighborhood Commercial	CG (AE-60)	Undeveloped

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

## Related Applications

Application Number	Request
TM-26-500035	A tentative map for a 1 lot commercial 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 the right-of-way easement that is not needed 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

- Comply with approved drainage study;
- 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:** Enterprise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** FARUS FARMANALI

**CONTACT:** FARUS FARMANALI, 13861 ADARE MANOR LANE, FRISCO, TX 75035