

04/03/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0890-SILVERADO PROMENADE II, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Silverado Ranch Boulevard and Landberg Avenue, and between Giles Street and Haven Street, and a portion of right-of-way being Giles Street between Silverado Ranch Boulevard and Landberg Avenue within Enterprise (description on file). MN/jor/syp (For possible action)

RELATED INFORMATION:

APN:

177-28-101-003; 177-28-101-004

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

There are patent easements located along the south property lines of both subject parcels, and a 33 foot wide government patent easement located along the east property line of APN 177-28-101-004. In addition, the applicant is requesting to vacate an 8 foot wide easement along the west property line of APN 177-28-101-003. These easements are no longer necessary for development. Lastly, the applicant is requesting to vacate a portion of right-of-way (5 feet) of Giles Street to accommodate a detached sidewalk.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0661-17	Reclassified 7.5 acres from C-P and H-1 to C-2 zoning for a shopping center expansion, with waivers to allow commercial to access a local street and off-sites, and design reviews for the shopping center expansion, and increased finished grade	Approved by BCC	November 2017
VS-0663-17	Vacated rights-of-way and easements - expired	Approved by BCC	November 2017
TM-0131-17	1 lot commercial subdivision, a recorded final map was processed for the shopping center on Las Vegas Boulevard and Silverado Ranch, subject parcels east of Giles Street were not included	Approved by BCC	November 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	R-3	Multiple family development
South	Entertainment Mixed-Use	C-2	Undeveloped
East	Entertainment Mixed-Use	H-1 & R-E	Undeveloped
West	Entertainment Mixed-Use	C-2	Shopping center

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

Related Applications

Application Number	Request
UC-23-0889	A use permit to reduce the setback of a proposed vehicle wash from a residential use to the north, waivers for cross access, allow access to a local street, reduce throat depth, and reduce departure distance, and a design review for the commercial complex with a proposed restaurant building and drive-thru, vehicle wash, and lighting plan 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 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

- 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 - approval.

APPROVALS:

PROTESTS:

APPLICANT: SILVERADO PROMENADE II, LLC

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