

11/21/23 PC AGENDA SHEET

**UPDATE**

EASEMENTS/RIGHTS-OF-WAY SILVERADO RANCH BLVD/VALLEY VIEW BLVD  
(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-23-0612-LV SILVERADO SCHUSTER LLC:**

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

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RELATED INFORMATION:

**APN:**

177-19-802-011; 177-19-802-012; 177-19-802-017; 177-19-802-021; 177-19-803-003

**LAND USE PLAN:**

ENTERPRISE - URBAN NEIGHBORHOOD

ENTERPRISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

The plans show the vacation and abandonment of patent easements located on the perimeter of 3 subject parcels, excepting out the dedication needed for public right-of-way. Included in plans is the vacation and abandonment of Schuster Street, Gary Avenue with associated spandrels, and a resolution of right-of-way along the Gary Avenue alignment. Additionally, the plans show the vacation and abandonment of 5 foot wide portions of the north side of Silverado Ranch Boulevard, the west side of Valley View Boulevard, and east side of Hinson Street to accommodate detached sidewalks in conjunction with a proposed multiple family development and commercial development on the northwest corner of Silverado Ranch Boulevard and Valley View Boulevard.

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Developed single family home & undeveloped
South	Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E & R-2	Undeveloped & single family homes
East	Open Lands	R-E	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RUD & R-E	Undeveloped

### **Related Applications**

<b>Application Number</b>	<b>Request</b>
PA-23-700028	A master plan amendment from Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM) on the southern portion of APN 177-19-802-017 is a related item on this agenda.
ZC-23-0610	A zone change to reclassify the southern portion of APN 177-19-802-017 from R-E to C-2 zoning, with a use permit, waivers of development standards, and design reviews for a commercial development is a related item on this agenda.
PA-23-700029	A master plan amendment to re-designate the land use category from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) on the northern portion of the subject parcel and on parcels to the north and west is a related item on this agenda.
ZC-23-0611	A zone change to reclassify the site from R-E to R-5 zoning, with waivers of development standards and design reviews 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 site, drainage, or roadway development and right-of-way for detached sidewalks.

### **Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 6, 2023 at 9:00 a.m., unless otherwise announced.

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 that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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 that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

### **Public Works - Development Review**

- Provide access for APN 177-19-802-008 ad 177-19-802-009;
- 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.

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

- No objection.

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

**APPROVALS:** 6 cards

**PROTESTS:**

**PLANNING COMMISSION ACTION:** November 7, 2023 – HELD – To 11/21/23 – per the applicant.

**APPLICANT:** THE ARDOUR COMPANY

**CONTACT:** KAEMPER CROWELL, 1980 FESTIVAL PLAZA DR, SUITE 650, LAS VEGAS, NV 89135