

03/05/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0058-SILVER HINSON, LLC:**

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

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RELATED INFORMATION:

**APN:**

177-19-803-002

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The applicant is requesting to vacate patent easements and to vacate 5 feet of right-of-way along Silverado Ranch Boulevard and Hinson Street for a future detached sidewalk. The patent easement is 33 feet wide along the north and east property lines, and 3 feet wide along Hinson Street.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North & East	Urban Neighborhood (greater than 18 du/ac)	RM50	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RUD	Partially developed single-family residential subdivision

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-25-0056	A zone change from RS20 to RS3.3 is a companion item on this agenda.

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-25-0057	Waivers of development standards to increase wall height and for street intersection off-set with a design review for a single-family residential development is a companion item on this agenda.
TM-25-500013	A tentative map for 7 single-family residential lots and common lots 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**

- 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:** SILVER HINSON, LLC

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