

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

SILVERADO RANCH BLVD/ARVILLE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0210-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS, ET AL:

VACATE AND ABANDON easements of interest to Clark County located between Silverado Ranch Boulevard and Landberg Avenue (alignment), and between Decatur Boulevard and Arville Street; and a portion of a right-of-way being Silverado Ranch Boulevard located between Decatur Boulevard and Arville Street within Enterprise (description on file). JJ/gc/jo (For possible action)

RELATED INFORMATION:

APN:

177-30-104-001; 177-30-104-002

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 33 foot wide government patent easements along the east, west, and south boundaries of APN 177-30-104-002. Additionally, the plans depict the vacation and abandonment of a 5 foot wide portion of right-of-way being Silverado Ranch Boulevard that also includes a “resolution relative to acquisition of rights-of-way”. The applicant states that the government patent easements are no longer necessary since the site is being developed into a commercial subdivision. Furthermore, the applicant states that the vacation and abandonment of the 5 foot wide portion of right-of-way and “resolution relative to acquisition of rights-of-way” are needed to allow for a detached sidewalk along Silverado Ranch Boulevard.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-21-900622	Modifications for a previously approved retail building, restaurant buildings with drive-thru lanes, and a vehicle maintenance facility	Approved by ZA	November 2021
NZC-19-0881	Reclassified the site from R-E to C-2 zoning for a retail building, restaurant buildings with drive-thru lanes, and a vehicle maintenance facility	Approved by BCC	February 2020

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0609	Vacated government patent easements on the west parcel and a portion of right-of-way being Rogers Street	Approved by PC	October 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	P-F & R-E	Armory & undeveloped
South	Public Use	P-F	Flood control detention basin
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	C-2	Undeveloped commercial center

The site and the surrounding area are within the recently expanded Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
TM-22-500075	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 easements and right-of-way that are not necessary for site, drainage, or roadway development.

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:**Current Planning**

- Satisfy utility companies' requirements.

- Applicant is advised that the County is currently rewriting Title 30 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

- Right-of-way dedication to include 45 feet to the back of curb for Silverado Ranch Boulevard on APN 177-31-104-001;
- 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 together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: UMER MALIK

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