

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0926-SILVER SERENE LLC:

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

RELATED INFORMATION:

APN:

177-19-802-005; 177-19-802-006; 177-19-802-008 through 177-19-802-012; 177-19-802-017 through 177-19-802-019; 177-19-802-021; 177-19-802-010

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of multiple easements, which include the following: 1) A 5 foot wide easement as acquired by Clark County in a resolution relative to the acquisition of right-of-way, located along Hinson Street and Richmar Avenue, adjacent to APN 177-19-802-019; 2) A 5 foot wide easement as acquired by Clark County in a resolution relative to the acquisition of right-of-way, located along Richmar Avenue, adjacent to APN 177-19-802-005; 3) A 5 foot wide easement as acquired by Clark County in a resolution relative to the acquisition of right-of-way, located along Richmar Avenue and Valley View Boulevard, adjacent to APN 177-19-802-018; 4) Thirty to 60 foot wide easements as acquired by Clark County in a resolution relative to the acquisition of right-of-way, located along the Gary Avenue alignment, adjacent to APNs 177-19-802-019, 177-19-802-021, 177-19-802-017, 177-19-802-018, and 177-19-802-010; 5) A 30 foot wide easement as acquired by Clark County in a resolution relative to the acquisition of right-of-way along the west portion of APN 177-19-802-005; 6) 33 foot wide patent easements along the north, south, east, and west portions of APNs 177-19-802-008 and 177-19-802-009; and 7) 33 foot wide patent easements along the south, east, and west portions of APN 177-19-802-006 and an 8 foot wide patent easement along the north portion of the parcel,

adjacent to Richmar Avenue. The patent and right-of-way easements are no longer needed for right-of-way and utility purposes and must be vacated to develop the site. The second component of the request includes the vacation and abandonment of multiple rights-of-way including the following: 1) A portion of right-of-way being Hinson Street measuring 5 feet in width; 2) Portions of right-of-way being Richmar Avenue measuring 5 feet in width; 3) A portion of right-of-way being Valley View Boulevard measuring 5 feet in width; and 4) Portions of right-of-way being Gary Avenue measuring between 30 feet to 60 feet in width. The proposed areas of vacation along Hinson Street, Richmar Avenue, and Valley View Boulevard are necessary to accommodate the required detached sidewalk. The proposed areas of vacation along Gary Avenue are necessary to develop the project site.

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------|---|----------------------------------|---|
| North | Low-intensity Suburban Neighborhood (up to 5 du/ac) & Mid-intensity Suburban Neighborhood (up to 8 du/ac) | R-E, R-1, & R-2 | Undeveloped & single family residential |
| South | Urban Neighborhood (greater than 18 du/ac) | R-5 | Undeveloped |
| East | Open Lands; Ranch Estate Neighborhood (up to 2 du/ac); & Compact Neighborhood (up to 18 du/ac) | R-E & R-E (RNP-I) | Undeveloped & single family residential |
| West | Mid-intensity Suburban Neighborhood (up to 8 du/ac) | R-E | Undeveloped |

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

Related Applications

| Application Number | Request |
|---------------------------|---|
| PA-23-700054 | A plan amendment to redesignate the land use from Low-Intensity Suburban Neighborhood to Mid-Intensity Suburban Neighborhood is a companion item on this agenda. |
| ZC-23-0925 | A zone change to reclassify to R-2 zoning for a single family residential development with waivers to allow reduced street landscaping, eliminate landscaping adjacent to a less intensive use, and reduced street-intersection off-set is a companion item on this agenda. |
| TM-23-500194 | A tentative map for 113 single family residential 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 easements that are not needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

Staff Recommendation

Approval. This item has been forwarded to the Board of County Commissioners' meeting for final action.

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.

PLANNING COMMISSION ACTION: March 5, 2024 – APPROVED – Vote: Unanimous 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; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include 25 feet to the back of curb for Richmar Avenue and associated spandrels;
- 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 dedication to back of curb and the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Addressing

- An address change application is required to change the address of 3820 W. Gary Avenue.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS: 1 card

PROTESTS: 3 cards

PLANNING COMMISSION ACTION: February 20, 2024 – HELD – To 03/05/24 – per the applicant.

APPLICANT: KB HOME

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