

RIGHT-OF-WAY & EASEMENTS
(TITLE 30)

SILVERADO RANCH BLVD/ARVILLE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0497-TRI POINT HOMES NEVADA, INC:

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

RELATED INFORMATION:

APN:

177-30-501-001 through 177-30-501-007

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of both government patent easements and portions of rights-of-way. Government patent easements to be vacated are 33 feet wide around certain sides of each parcel. In addition, 9 foot wide portions of the government patent easements will be vacated along the southern side of the southern parcels, adjacent to Landberg Avenue. The portions of rights-of-way to be vacated include 5 foot wide portions of both Silverado Ranch Boulevard and Arville Street. According to the applicant, the patent easements are no longer necessary, and the portions of rights-of-way to be vacated will accommodate detached sidewalks in conjunction with a proposed residential planned unit development with a single family attached subdivision (townhomes).

Prior Land Use Requests

Application Number	Request	Action	Date
LUP-20-700111	Requested to redesignate the existing land use category from RH (Residential High) to RUC (Residential Urban Center)	Cancelled by BCC	July 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-E & C-2	Undeveloped & tavern
South	Residential Suburban (up to 8 du/ac)	R-3	Townhome subdivision
East	Residential High (from 8 to 18 du/ac)	R-E & R-2	Single family residence & single family residential
West	Public Facilities	P-F	Undeveloped

The site and the surrounding area are located in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
ZC-21-0496	Reclassified the site to R-3 zoning for a single family attached planned unit development (townhomes) is a companion item on this agenda.
TM-21-500143	A tentative map for a planned unit development (townhomes) 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 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 Comprehensive 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, 24 feet for Landberg Avenue, and a 54 foot property line radius at the northwest corner of the site;
- Coordinate with Public Works - Design Division for the Silverado Ranch Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Silverado Ranch Boulevard improvement project;
- Coordinate with Public Works - Design Division for the Silverado Ranch Detention Basin improvement project;
- Dedicate any right-of-way and easements necessary for the Silverado Ranch Detention Basin improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger and for any of the above-mentioned improvement projects;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger and for any of the above-mentioned improvement projects;
- 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 vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: TRI POINTE HOMES NEVADA

CONTACT: GCW, INC., 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146