PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-0309-17 – TESORI, LLC:

**HOLDOVER VACATE AND ABANDON** easements of interest to Clark County located between Silverado Ranch Boulevard and Landberg Avenue and, between Schuster Street (alignment) and Valley View Boulevard within Enterprise (description on file). SB/al/ml (For possible action)

RELATED INFORMATION:

**APN:**
177-30-503-006

**LAND USE PLAN:**
ENTERPRISE - COMMERCIAL NEIGHBORHOOD & ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**
The applicant is proposing to develop the northeastern 2.5 acres of the parcel as a single family residential development. The request is to vacate portions of 3 different overlapping easements within this parcel. These easements include a government patent easement and 2 rights-of-way easements that are located within the future alignment of the Silverado Ranch Boulevard. Silverado Ranch Boulevard has not been dedicated adjacent to this parcel and the dedication will be provided with the proposed single family residential development. The future right-of-way dedication for Silverado Ranch Boulevard will be the northern 45 feet of the parcel. The portions of the subject easements being vacated are located on the south 5 feet of the northern 50 feet of the parcel. This request will vacate the excess portions of the existing easements that will not be part of the future right-of-way for Silverado Ranch Boulevard.

**Surrounding Land Use**

<table>
<thead>
<tr>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Residential Suburban (up to 8</td>
<td>R-E</td>
<td>Undeveloped parcels</td>
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<tr>
<td>8 du/ac)</td>
<td></td>
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<tr>
<td>South Commercial Neighborhood</td>
<td>R-E</td>
<td>Single family residences &amp; undeveloped parcels</td>
</tr>
<tr>
<td>East Commercial Neighborhood</td>
<td>R-E</td>
<td>Undeveloped parcels</td>
</tr>
<tr>
<td>West Residential Suburban (up to 8</td>
<td>R-E</td>
<td>Single family residences &amp; undeveloped parcels</td>
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<tr>
<td>8 du/ac)</td>
<td></td>
<td>including portions of the subject parcel</td>
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</table>
Related Applications

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
</tr>
</thead>
<tbody>
<tr>
<td>NZC-0308-17</td>
<td>A nonconforming zone change to reclassify 2.5 acres to an R-2 zone for a single family residential development is a companion item on this agenda.</td>
</tr>
<tr>
<td>TM-0087-17</td>
<td>Tentative map for a single family residential development is a companion item on this agenda.</td>
</tr>
<tr>
<td>ZC-0586-17</td>
<td>A zone change to reclassify a 16.3 acre portion of the site from R-E to R-2 zoning for a single family residential development; waivers of development standards for street intersection off-set and modified street standards; and a design review for increased finished grade is a related item on this agenda.</td>
</tr>
<tr>
<td>VS-0588-17</td>
<td>A vacation and abandonment of government patent easements, right-of-way easements, and a portion of right-of-way being Landberg Avenue is a related item on this agenda.</td>
</tr>
<tr>
<td>TM-0119-17</td>
<td>A tentative map for a single family residential development is a related item on this agenda.</td>
</tr>
</tbody>
</table>

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.

Staff Recommendation
Approval. This item has been forwarded to the Board of County Commissioners 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning
- Satisfy utility companies' requirements.
- Applicant is advised that 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
- Drainage study and compliance;
- Right-of-way dedication to include 45 feet to back of curb for Silverado Ranch Boulevard, 60 feet for Schuster Street and associated spandrel;
- 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 granting necessary easements for utilities, pedestrian access, streetlights and traffic control.

Clark County Water Reclamation District (CCWRD)
- No objection.

TAB/CAC: Enterprise – approval.
APPROVALS: 2 cards
PROTESTS: 5 cards

PLANNING COMMISSION ACTION: June 6, 2017 – HELD – To 07/05/17 – per the applicant.

PLANNING COMMISSION ACTION: July 5, 2017 – DENIED – Vote: Unanimous

COUNTY COMMISSION ACTION: August 2, 2017 – HELD – To 08/16/17 – per the applicant.

COUNTY COMMISSION ACTION: August 16, 2017 – HELD – To 09/20/17 – per the applicant.

APPLICANT: Greystone Nevada, LLC
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