UPDATE

EASEMENTS/RIGHT-OF-WAY
SILVERADO RANCH BLVD/VALLEY VIEW BLVD
(TITLE 30)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-0588-17 – TESORI, LLC & ROO HANI KHUSROW FAMILY TRUST, ET AL:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Silverado Ranch Boulevard and Le Baron Avenue (alignment), and between Hinson Street (alignment) and Valley View Boulevard (alignment); and a portion of right-of-way being Landberg Avenue located between Schuster Street (alignment) and Valley View Boulevard (alignment) within Enterprise (description on file). SB/gc/ja (For possible action)

RELATED INFORMATION:

APN:
177-30-503-006; 177-30-504-004 & 005; and 177-30-507-003

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

BACKGROUND:

Project Description
The plans depict the vacation and abandonment of various government patent easements, BLM right-of-way grants (easements), and “resolutions relative to acquisition of rights-of-way” (easements) to accommodate the proposed development. The right-of-way grants and “resolutions relative to acquisition of rights-of-way” include portions of Silverado Ranch Boulevard, Valley View Boulevard, and Landberg Avenue. Furthermore, a 6.5 foot wide portion of right-of-way being Landberg Avenue located between Schuster Street (alignment) and Valley View Boulevard (alignment) is proposed to be vacated.

The applicant states that the easements are no longer necessary, and that in discussions with Public Works it was determined that the right-of-way for Landberg Avenue can be narrowed to an overall width of 47 feet.

Surrounding Land Use

<table>
<thead>
<tr>
<th></th>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North &amp; South</td>
<td>Residential Suburban (up to 8 du/ac)</td>
<td>R-E</td>
<td>Undeveloped</td>
</tr>
<tr>
<td>East</td>
<td>Residential Suburban (up to 8 du/ac), Public Facilities, &amp; Commercial Neighborhood</td>
<td>R-E</td>
<td>Single family residences &amp; undeveloped</td>
</tr>
</tbody>
</table>
### Surrounding Land Use

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<tr>
<th>Planned Land Use Category</th>
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</thead>
<tbody>
<tr>
<td>West</td>
<td>Residential Suburban (up to 8 du/ac) &amp; Residential High (8 to 18 du/ac)</td>
<td>R-E</td>
</tr>
</tbody>
</table>

### Related Applications

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
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</thead>
<tbody>
<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 companion item on this agenda.</td>
</tr>
<tr>
<td>TM-0119-17</td>
<td>A tentative map for a single family residential development is a companion item on this agenda.</td>
</tr>
<tr>
<td>NZC-0308-17</td>
<td>A zone change to reclassify a 2.5 acre portion of the site from R-E to R-2 zoning for a single family residential development is a related item on this agenda.</td>
</tr>
<tr>
<td>TM-0087-17</td>
<td>A tentative map for 11 single family residential lots is a related item on this agenda.</td>
</tr>
<tr>
<td>VS-0309-17</td>
<td>A vacation and abandonment of government patent easements and right-of-way easements 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 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 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, 45 feet to back of curb for Valley View Boulevard, 30 feet to 60 feet for Schuster Street, 23.5 feet for Landberg Avenue, 30 feet for Le Baron 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 granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Current Planning Division – Addressing**
- No comment.

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

**TAB/CAC:** Enterprise – approval (change Public Works – Development Review bullet #2 from 23.5 feet to 47 feet for Landberg Avenue).

**APPROVALS:** 3 cards

**PROTESTS:** 9 cards

**COUNTY COMMISSION ACTION:** September 6, 2017 – HELD – To 09/20/17 – per the applicant.

**APPLICANT:** Greystone Nevada, LLC

**CONTACT:** Chelsea Jensen, Slater Hanifan Group, 5740 S. Arville Street, Suite 216, Las Vegas, NV 89118