

EASEMENTS  
(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-23-0566-JJJ LIVING TRUST ETAL & FAYEGHI SEAN SHAHRIAR & CAROLINE TRS:**

**HOLDOVER VACATE AND ABANDON** easements of interest to Clark County located between Redwood Street and Rainbow Boulevard, and between Pebble Road and Torino Avenue within Enterprise (description on file). JJ/rr/syp (For possible action)

RELATED INFORMATION:

**APN:**

176-14-401-015

**PROPOSED LAND USE PLAN:**

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of existing government patent easements as they are no longer needed. The applicant states that the request is to vacate a 33 foot wide patent easement located along the north, east, and west property boundaries of APN 176-14-401-015.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-0631-17	Vacated and abandoned easements of interest	Approved by BCC	November 2017
ZC-1026-05	Reclassified 3,800 parcels from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
South	Corridor Mixed-Use	R-2	Single family residential
West	Neighborhood Commercial	C-1	Mini-warehouse facility

This site is located within the Public Facilities Needs Assessment (PFNA) area.

## Related Applications

Application Number	Request
PA-23-700026	A plan amendment to redesignate the land use category from RN (Ranch Estate Neighborhood) to LN (Low Intensity Suburban Neighborhood) is a companion item on this agenda.
ZC-23-0565	A zone change to reclassify 2.5 acres from R-E (RNP-I) zoning to R-1 zoning 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 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

### STAFF CONDITIONS:

#### Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that 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 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 Pebble Road;
- **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;**
- **90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;**
- 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:**

**PROTESTS:** 4 cards, 1 letter

**PLANNING COMMISSION ACTION:** October 17, 2023 – HELD – To 11/07/23 – per the Planning Commission.

**PLANNING COMMISSION ACTION:** November 7, 2023 – HELD – To 11/21/23 – per the applicant.

**PLANNING COMMISSION ACTION:** November 21, 2023 – DENIED – Vote: Unanimous  
Absent: Frasier

**COUNTY COMMISSION ACTION:** December 20, 2023 – HELD – To 01/17/24 – per the applicant.

**COUNTY COMMISSION ACTION:** January 17, 2024 – HELD – To 02/07/24 – per the applicant.

**APPLICANT:** SEAN FAYEGHI

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