

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0246-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:

VACATE AND ABANDON portions of right-of-way being Gary Avenue located between Polaris Avenue (alignment) and Sultana Street (alignment); a portion of right-of-way being Polaris Avenue (alignment) located between Richmar Avenue and Silverado Ranch Boulevard; a portion of right-of-way being Silverado Ranch Boulevard located between Polaris Avenue (alignment) and Dean Martin Drive; a portion of right-of-way being Richmar Avenue located between Polaris Avenue (alignment) and Dean Martin Drive; and a portion of right-of-way being Dean Martin Drive located between Gary Avenue (alignment) and Richmar Avenue within Enterprise (description on file). JJ/dd/cv (For possible action)

RELATED INFORMATION:

APN:

177-20-402-002; 177-20-402-006; 177-20-402-011 through 177-20-402-013; 177-20-403-001

LAND USE PLAN:

- ENTERPRISE - BUSINESS EMPLOYMENT
- ENTERPRISE - CORRIDOR MIXED-USE
- ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The applicant is requesting to vacate several portions of rights-of-way being Gary Avenue, Polaris Avenue, Silverado Ranch Boulevard, Richmar Avenue, and Dean Martin Drive since the rights-of-way are not necessary to develop the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0047-08	Zone change from R-E to C-2 - withdrawn	Withdrawn	August 2008
ZC-0883-05	Zone change from R-E to C-2 - withdrawn	Withdrawn	January 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Open Lands	RS20	Undeveloped
*East	Business Employment & Corridor Mixed-Use	RS20 & CG	Public right-of-way & undeveloped
West	Compact Neighborhood (up to 18 du/ac) & Open Lands	RS20 (NPO-RNP)	Undeveloped

*Immediately to the east is the I-15 freeway

Related Applications

Application Number	Request
WS-26-0275	A waiver of development standards for a drainage study and design review of subdivision standards 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 right-of-way that is not needed 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 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; 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

- Drainage study and compliance with future development;

- Right-of-way dedication to include 25 feet to the back of curb for Richmar Avenue, 35 feet to the back of curb for Dean Martin Drive and associated spandrels;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- Address 3280 W Gary Avenue assigned to parcel 177-20-402-006 shall process an address change upon recordation of the street vacation or be demolished due to the proposed development.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: SONIA MACIAS

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