

09/03/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-24-0356-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**

**VACATE AND ABANDON** easements of interest to Clark County located between Giles Street and Haven Street, and between Frias Avenue and Jo Rae Avenue; a portion of the right-of-way being Pyle Avenue between Giles Street and Haven Street; a portion of the right-of-way being Haven Street between Pyle Avenue and Jo Rae Avenue; and a portion of the right-of-way being Giles Street between Pyle Avenue and Jo Rae Avenue within Enterprise (description on file). MN/rg/syp (For possible action)

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RELATED INFORMATION:

**APN:**

177-28-201-017 through 177-28-201-019; 177-28-301-004; 177-28-301-005

**LAND USE PLAN:**

ENTERPRISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of 8 foot wide to 33 foot wide patent easements on all parcels. The applicant is requesting to vacate a 5 foot wide portion of the right-of-way along Haven Street, Giles Street, and Pyle Avenue. The applicant states that these patent easements are no longer necessary for the development. In addition, the 5 foot wide portions of the rights-of-way are being vacated to accommodate the required detached sidewalks.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ADET-24-500068 (VS-22-0322)	Administrative extension of time for a vacation and abandonment for patent easements and portions of right-of-way	Approved by ZA	April 2024
ZC-22-0321	Reclassified 6.5 acres from H-1 and R-E zoning to R-3 zoning; associated waivers of development standards and design reviews for a single-family residential subdivision were withdrawn	Approved by BCC	July 2022
VS-22-0322	Vacated and abandoned patent easements and portions of right-of-way	Approved by BCC	July 2022
ZC-0789-06	Reclassified 2.5 acres (APN 177-28-201-018 and 177-28-201-019) from R-E to H-1 zoning and a design review for a hotel - expired	Approved by BCC	August 2006

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-0935-05	Reclassified 17.4 acres (APN 177-28-301-003, 177-28-301-004, 177-28-301-009, 177-28-301-014, 177-28-301-017, and 177-28-301-021) from R-E to H-1 zoning and a design review for a hotel – design review expired	Approved by BCC	June 2005

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Entertainment Mixed-Use	CR & RS20	Undeveloped & flood channel
South & West	Entertainment Mixed-Use	CR	Multi-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Entertainment Mixed-Use	RS3.3 & RS20	Single-family residential

The subject site is within the Public Facilities Needs and Assessment (PFNA) area.

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-24-0355	A waiver of development standards and design review for a single-family attached subdivision is a companion item on this agenda.
TM-24-500068	A tentative map for a 64 lot single-family attached subdivision 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 needed and right-of-way for detached sidewalks.

**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**

- Expunge VS-22-0322;
- Satisfy utility companies' requirements.
- Applicant is advised within 4 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**

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Pyle Avenue improvement project.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

### **Building Department - Addressing**

- No comment.

### **Fire Prevention Bureau**

- No comment.

### **Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:** Enterprise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** RICHMOND AMERICAN HOMES

**CONTACT:** WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE, SUITE 100, LAS VEGAS, NV 89118