

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0518-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

VACATE AND ABANDON easements of interest to Clark County located between Frias Avenue and Cactus Avenue, and Valley View Boulevard and Hinson Street; and a portion of a right-of-way being Valley View Boulevard located between Frias Avenue and Cactus Avenue within Enterprise (description on file). JJ/md/kh (For possible action)

RELATED INFORMATION:

APN:

177-30-801-005; 177-30-801-031; 177-30-813-001

PROPOSED LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:**Project Description**

The plans depict the vacation and abandonment of government patent easements. The patent easements are no longer needed for roadway and utility purposes and must be vacated to facilitate development of the project site. The plans also depict the vacation and abandonment of a public drainage easement and a streetlight and traffic control easement. Lastly, the plans depict the vacation and abandonment of a portion of right-of-way being Valley View Boulevard. The vacation of the right-of-way is necessary to accommodate the required detached sidewalk.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-25-0477	Eliminate the drainage study and waive full off-site improvements in conjunction with a parcel map for APN 177-30-801-031	Approved by BCC	August 2025
NZC-20-0555	Reclassified APN 177-30-813-001 and properties to the north from R-E (RNP-I) to R-2 zoning	Approved by BCC	March 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS3.3	Single-family residential
South	Corridor Mixed-Use	RS20	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Compact Neighborhood (up to 18 du/ac)	RM18	Undeveloped (approved for a single-family residential townhouse development)
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

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

Related Applications

Application Number	Request
PA-25-700031	A plan amendment for a portion of the site from Low-Intensity Suburban Neighborhood (LN) and Corridor Mixed-Use (CM) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0517	A zone change for a portion of the site from RS3.3, RS20, and RS20 (NPO-RNP) to RS2 is a companion item on this agenda.
WS-25-0519	A waivers of development standards and design review for a single-family residential development for a portion of the site is a companion item on this agenda.
TM-25-500128	A tentative map for a portion of the site for 111 single-family residential lots 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 easements that are not needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

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.

PLANNING COMMISSION ACTION: September 2, 2025 – APPROVED – Vote: Unanimous Absent: Kirk

CONDITIONS OF APPROVAL –**Comprehensive Planning**

- 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

- Drainage study and compliance;
- Right-of-way dedication to include 45 feet to the back of curb for Valley View Boulevard;
- 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;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way, the dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - denial.

APPROVALS: 1 card

PROTESTS: 12 cards, 4 letters

APPLICANT: KB HOME

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