

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**VS-24-0539-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**

**VACATE AND ABANDON** easements of interest to Clark County located between Torino Avenue and Ford Avenue (alignment) and between Belcastro Street and Rosanna Street within Enterprise (description on file). JJ/jud/kh (For possible action)

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**RELATED INFORMATION:**

**APN:**

176-15-801-045

**LAND USE PLAN:**

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

This request is to vacate 5 foot wide portions of Bureau of Land Management right-of-way grants and portions of patent easements located along the west and south property boundaries of the site. The subject parcel is being developed into a single-family residential subdivision and the easements are no longer necessary.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-23-0832	Reclassified 2.5 acres from R-E to R-D zoning for a future residential development	Withdrawn	August 2024
ZC-1026-05	Reclassified 3,800 parcels from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped & single-family residential

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

## Related Applications

Application Number	Request
WS-24-0538	A waiver of development standards for a 4 lot single-family residential 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 and BLM right-of-way easements that are 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

- Right-of-way dedication to include 25 feet to the back-of-curb for Torino Avenue, 25 feet to the back-of-curb for Belcastro Street, and associated spandrels;
- The installation of detached sidewalks will require 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.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** KHUSROW ROOHANI

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