

03/18/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0087-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Dean Martin Drive, and between Frias Avenue and Cactus Avenue within Enterprise (description on file). JJ/rg/kh (For possible action)

RELATED INFORMATION:

APN:

177-29-401-002; 177-29-401-004; 177-29-404-005; 177-29-404-007

PROPOSED LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

The applicant requests the vacation and abandonment of the following: 1) 30 foot wide patent easement on the south property line of parcel 177-29-401-002; 2) 30 foot wide patent easements on the south and east property lines of parcel 177-29-401-004; 3) 33 foot wide patent easements on the north and east property lines of parcels 177-29-404-005 and 177-29-404-007; and 4) 5 foot wide easement along the west property line of parcel 177-29-401-002. These easements are no longer necessary for the proposed single-family residential development.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400042 (DR-0173-17)	Extension of time for a tavern within an approved retail center - expired	Approved by BCC	June 2019
ET-18-400114 (WS-0130-16)	Extension of time for a comprehensive sign plan in conjunction with an approved retail center - expired	Approved by BCC	July 2018
DR-0173-17	Tavern within an approved retail center	Approved by BCC	April 2017
NZC-0637-16	Reclassified a portion of this site from R-E and C-1 to C-2 zoning; design review for a proposed shopping center, veterinarian office, and a mini-warehouse facility - design review expired	Approved by BCC	December 2016
WS-0130-16	Allowed an animated sign (video unit), design review for a comprehensive sign plan in conjunction with an approved retail center	Approved by BCC	May 2016

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0787-15	Established a comprehensive lighting plan in conjunction with an approved retail center	Approved by BCC	January 2016
VS-0924-14	Vacated government patent easements on this site	Approved by PC	January 2015
ZC-0596-14	Reclassified a portion of the site to a C-1 zone for a retail center	Approved by BCC	August 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Commercial Neighborhood; Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG & RS20	Undeveloped
South	Commercial Neighborhood	CG & RS20	Retail center & undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac); Commercial Neighborhood	RS2 & CG	Partially developed single family residential development & undeveloped
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac); Corridor Mixed-Use	RS20 & RS20 (NPO-RNP)	Undeveloped

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

Related Applications

Application Number	Request
PA-25-700006	A plan amendment to redesignate the land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0086	A zone change to reclassify the site from CG and RS20 to RM18 is a companion item on this agenda.
PUD-25-0088	A planned unit development for a 118 lot single-family attached residential development with development standard modifications is a companion item on this agenda.
WS-25-0089	A waiver of development standards and design review for a 118 lot single-family attached townhouse project is a companion item on this agenda.
TM-25-500021	A tentative map for a 118 lot single-family residential 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 and BLM grant that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on April 16, 2025 at 9:00 a.m., unless otherwise announced.

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 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

- Right-of-way dedication to include 45 feet to the back of curb for Valley View Boulevard;
- 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;
- All other right-of-way and easement dedications to record with the subdivision map;
- 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

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: BEAZER HOMES

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