

11/05/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0654-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:

VACATE AND ABANDON easements of interest to Clark County located between Gary Avenue (alignment) and Silverado Ranch Boulevard, and Dean Martin Drive and Sultana Street (alignment) within Enterprise (description on file). JJ/mh/kh (For possible action)

RELATED INFORMATION:

APN:

177-20-402-014

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

The applicant is requesting to vacate patent easements within the subject site. The vacation of the patent easements is necessary to facilitate the development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-18-700010	Redesignate the existing land use category from Business and Design/Research Park (BDRP) to Commercial General (CG)	Approved by BCC	March 2019
ZC-0720-12	Zone change from R-E to M-D, use permits for reduced separation for a truck stop to a residential use, a convenience store, restaurants, retail sales, and alcohol sales, and a design review for a truck stop with associated uses (travel center)	Withdrawn	January 2013
VS-0271-12	Vacation and abandonment a portion of right-of-way being Gary Avenue	Withdrawn	January 2013

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Business Employment	RS20	Undeveloped
East	Corridor Mixed-Use	RS20	Interstate 15, flood channel, & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Corridor Mixed-Use	RS20	Undeveloped

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

Related Applications

Application Number	Request
ZC-25-0652	A zone change from RS20 to CG is a companion item on this agenda.
DR-25-0653	A design review for a retail store and a gas station 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.

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 Statute

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;
- Grant any necessary easements;
- Right-of-way dedication to include a 54 foot property line radius at the southwest corner of the site, 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;
- The installation of detached sidewalks will require 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 - approval.

APPROVALS:

PROTESTS:

APPLICANT: MAVERIK, INC.

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGAS, NV 89135