

EASEMENTS
(TITLE 30)

UPDATE
WARM SPRINGS RD/MONTESSOURI ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0654-ROOHANI KHUSROW FAMILY TRUST:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Mardon Avenue, and between Montessori Street and Rainbow Boulevard within Enterprise (description on file). MN/rk/syp (For possible action)

RELATED INFORMATION:

APN:

176-10-502-009; 176-10-514-001

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The plans show the vacation and abandonment of 5 foot wide BLM roadway easements located along Warm Springs Road and Montessori Street to accommodate a detached sidewalk. The applicant indicates that the easements are no longer needed, and approval of this application will allow the residential development of these parcels.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-18-0583	Reclassified the site to R-4 zoning for a multiple family residential development	Withdrawn	November 2018
VS-18-0596	Vacated and abandoned portions of right-of-way	Withdrawn	November 2018
VS-18-0598	Vacated and abandoned portions of right-of-way	Withdrawn	November 2018
ZC-1458-07	Reclassified a portion of the site to C-1 zoning for a future mixed-use development	Approved by BCC	February 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D	Distribution center
South	Open Lands	P-F	Public park
East	Neighborhood Commercial	C-1	Shopping center

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Neighborhood Commercial	C-1 & C-P	Undeveloped & daycare facility

Related Applications

Application Number	Request
NZC-22-0653	A nonconforming zone change to reclassify the site to RUD zoning for a single family residential development is a companion item on this agenda.
TM-22-500217	A tentative map for 60 residential lots on 7.3 acres 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 roadway easements that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval. This item has been forwarded to the Board of County Commissioners' meeting 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: February 21, 2023 – APPROVED – Vote: Unanimous

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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 that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Mardon Avenue, 25 feet to the back of curb for Montessori Street, 45 feet to the back of curb for Warm Springs Road, and associated spandrels;

- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a bus turnout on Warm Springs Road, east of Montessori Street, including passenger loading/shelter pad in accordance with RTC standards;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS: 2 cards

PLANNING COMMISSION ACTION: January 17, 2023 – HELD – To 02/07/23 – per the applicant.

PLANNING COMMISSION ACTION: February 7, 2023 – HELD – To 02/21/23 – per Commissioner Lee.

COUNTY COMMISSION ACTION: February 22, 2023 – HELD – To 03/08/23 – per the applicant.

APPLICANT: KB HOME LAS VEGAS, INC.

CONTACT: THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120