

10/15/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0486-ROOHANI KHUSROW FAMILY TRUST:

VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Ford Avenue, and between Mohawk Street and Decatur Boulevard; a portion of a right-of-way being Edmond Street located between Mohawk Street and Ford Avenue; and a portion of a right-of-way being Cougar Avenue located between Decatur Boulevard and Edmond Street within Enterprise (description on file). JJ/rg/kh (For possible action)

RELATED INFORMATION:

APN:

176-13-701-003; 176-13-701-016; 176-13-701-026

PROPOSED LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)
(WESTSIDE OF EDMOND STREET)

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)
(EASTSIDE OF EDMOND STREET)

CURRENT LAND USE PLAN:

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC) (WESTSIDE OF EDMOND STREET)

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)
(EASTSIDE OF EDMOND STREET)

BACKGROUND:

Project Description

The applicant requests the vacation and abandonment of the following: 1) 8 foot portion of the patent easement along the east property line and the 33 foot wide patent easements located along the west and south property lines of parcel 176-13-701-003 (northwest corner of the site); 2) 5 foot portions of the right-of-way on the west and east sides of Edmond Street; and the north side Cougar Avenue of parcel 176-13-701-026 (south of APN 176-13-701-003); 3) 33 foot wide patent easements on the north, east and south sides and 3 foot side patent easement along the east property line of parcel 176-13-701-016 (southeast corner of the site); and 4) 5 foot of right-of-way along Edmond Street, west of parcel 176-13-701-016. The portions of the patent easements that remain will be dedicated as public right-of-way. The applicant states the easements are being vacated because they are no longer needed for roadway access or utility installation, and the right-of-way vacations are to provide the detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-23-700045	Redesignate 5.0 acres from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) - withdrawn without prejudice	Withdrawn at BCC	June 2024
ZC-23-0823	Zone change to reclassify 5 acres of a 7.5 acre site from R-E (RNP-1) to R-1 for a future single family residential development - withdrawn without prejudice	Withdrawn at BCC	June 2024
ZC-1026-05	Reclassified approximately 3,800 parcels of land from an R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005
UC-0480-99	Overhead electrical power transmission line with 110 foot high transmission line poles	Approved by PC	May 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands & Mid-Intensity Suburban Neighborhood (up to 8du/ac)	RS20 (NPO-RNP) & RS2	Undeveloped & single-family residential development
South	Ranch Estate Neighborhood (up to 2 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8du/ac)	RS20 (NPO-RNP) & RS3.3	Single-family residential development
East	Mid-Intensity Suburban Neighborhood (up to 8du/ac)	RS2	Single-family residential development
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP) & H-2	Single-family residential development

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

Related Applications

Application Number	Request
PA-24-700020	A plan amendment to redesignate the land use category of the western 5.00 acres (APNs 176-13-701-026 and 176-13-701-003) from RN to LN is a companion item on this agenda.
ZC-24-0485	A zone change to reclassify the west portion of APN 176-13-701-026 and APN 176-13-701-003 from RS20 to RS5.2 and reclassify the east portion of APN 176-13-701-026 and APN 176-13-701-016 from RS20 and H-2 to RS3.3 is a companion item on this agenda.
WS-24-0487	A single-family residential subdivision with waivers to increase fill height and retaining wall height is a companion item on this agenda.
TM-24-500101	A tentative map for a 54 lot single-family detached 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 easements that are not needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 20, 2024 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 25 feet to the back of curb for Cougar Avenue, between 35 feet and 60 feet to the back of curb for Edmond Street, 35 feet to the back of curb for Wigwam Avenue and associated spandrels;
- 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;
- 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 of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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: RICHMOND AMERICAN HOMES NEVADA, INC.

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