

11/06/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0504-MAK ZAK, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Agate Avenue (alignment), and between Buffalo Drive (alignment) and Monte Cristo Way within Enterprise (description on file). JJ/rr/kh (For possible action)

RELATED INFORMATION:

APN:

176-22-101-004; 176-22-101-005

LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant is requesting to vacate 30 foot wide portions of patent easements located along the east property boundary of APN 176-22-101-004 (western parcel). The applicant is also requesting to vacate 33 foot wide portion of patent easements located along the east, south, and west property boundaries of APN 176-22-101-005. The applicant states that due to the parcels being developed into a single-family subdivision, the patent easements are no longer necessary. Finally, the applicant is requesting to vacate a portion of a Bureau of Land Management patent easement along Pebble Road so that a 45 foot wide public right-of-way may be dedicated and a 5 foot wide detached sidewalk may be constructed.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-23-700042	Plan amendment to redesignate the existing land use category from RN to LN	Withdrawn	August 2024
ZC-23-0809	Rezone to reclassify from R-E to R-D zoning for single-family development	Withdrawn	August 2024
ZC-1026-05	Reclassified these parcels and the surrounding 3,800 parcels from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005
MP-0466-02	Major Project for a neighborhood plan on 3,125 acres	Approved by BCC	August 2002

Surrounding Land Use

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

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

Related Applications

Application Number	Request
WS-24-0505	A waiver of development standards and design review for a 9 lot residential subdivision is a companion item on this agenda.
TM-24-500106	A tentative map for a 9 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 easements that are not needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

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 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 Pebble Road 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;
- 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:

APPROVALS:

PROTESTS:

APPLICANT: KHUSROW ROOHANI

CONTACT: JESSICA WALES, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
LAS VEGAS, NV 89118