

EASEMENTS
(TITLE 30)

UPDATE
QUARTERHORSE LN/MARTIN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0477-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Martin Avenue, and between Quarterhorse Lane and CC 215 within Spring Valley (description on file). JJ/jad/syp (For possible action)

RELATED INFORMATION:

APN:

176-05-101-016 through 176-05-101-018

LAND USE PLAN:

SPRING VALLEY - URBAN NEIGHBORHOOD

BACKGROUND:

Project Description

The plans depict the vacation of government patent easements along all property lines of eastern and western parcels. The easements are 33 feet wide, except for along Quarterhorse Lane and Martin Avenue which are 3 feet. The applicant indicates the easements are not necessary for the development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0985	Reclassified to R-4 zoning for a multiple family development	Approved by BCC	March 2020
VS-19-0986	Vacated and abandoned easements	Approved by BCC	March 2020
PA-18-700003	Amended the land use categories from RS and CG to RUC, limited to 24 du/ac	Approved by BCC	April 2019
VS-0901-17	Vacated and abandoned a portion of I-215 - recorded	Approved by PC	December 2017
VS-0199-16	Vacated and abandoned a portion of I-215 - recorded	Approved by PC	May 2016
NZC-0626-13	Reclassified to R-2 zoning for a single family residential development - expired	Approved by BCC	March 2014
TM-0171-05	38 single family lots - expired	Approved by PC	April 2005

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1713-04	Reclassified APN 176-05-101-016 to R-2 zoning for a single family development	Approved by BCC	November 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-4	Multiple family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
East	Urban Neighborhood (greater than 18 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2 & R-4	Single family residential & multiple family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RUD	Single family development

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

Related Applications

Application Number	Request
NZC-22-0476	A zone change to reclassify from an R-4 to an R-3 zone for a single family residential development is a companion item on this agenda.
TM-22-500166	A tentative map for 149 single family lots 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 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: October 4, 2022 – APPROVED – Vote: Unanimous
Absent: Stone

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 25 feet to the back of curb for Quarterhorse Lane, 30 feet for Martin Avenue, and associated spandrel;
- 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 dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

TAB/CAC: Spring Valley - approval.

APPROVALS: 2 cards

PROTESTS: 1 card

APPLICANT: KB HOME LAS VEGAS, INC.

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