10/07/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
**VS-26-0526-BADI, LLC ET AL & ROOHANI KHUSROW FAMILY TRUST:**

**VACATE AND ABANDON** easements of interest to Clark County located between Eldorado Lane and Maulding Avenue, and Arville street and Schirlls Street; and a portion of a right-of-way being Arville Street located between Eldorado Lane and Maulding Avenue within Enterprise (description on file). MN/ji/kh (For possible action)

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RELATED INFORMATION:

**APN:**
177-07-601-001

**LAND USE PLAN:**
ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

**BACKGROUND:**
**Project Description**
The plans depict the vacation and abandonment of public right-of-way and patent easements located within the subject site. The patent easements are being requested to be vacated as they are no longer needed for the development of the parcel, and the vacation of the Arville Street right-of-way is to accommodate detached sidewalks.

**Prior Land Use Requests**

| Application Number | Request | Action | Date |
|---|---|---|---|
| ZC-05-1026 | Zone change from R-E to R-E (RNP-I) Zone | Approved by BCC | October 2005 |

**Surrounding Land Use**

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

**Related Applications**

| Application Number | Request |
|---|---|
| WS-26-0525 | Wavier of development standards and design review for a single-family residential development 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 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;
- 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 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**
- 503.2.1.3 Use group R-3 flag lot street widths. The drive aisle leading to one use group R-3 structure shall be an all-weather (paved) surface that is a minimum of 20 feet (6,096 mm) in width and of unlimited length.

**Clark County Water Reclamation District (CCWRD)**
- No objection.

**TAB/CAC:** Enterprise - approval.
**APPROVALS:**
**PROTESTS:**

**APPLICANT:** P N II, INC.
**CONTACT:** KRISTIN ANTILL, GCW ENGINEERING, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146