

05/20/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0204-ELEGANCE RUSSELL, LLC:

VACATE AND ABANDON a portion of a right-of-way being Russell Road located between Stephanie Street and Boulder Highway within Whitney (description on file). JG/rg/cv (For possible action)

RELATED INFORMATION:

APN:

161-34-501-002

LAND USE PLAN:

WHITNEY - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:

Project Description

The applicant is requesting the vacation and abandonment of a portion of the right-of-way to accommodate detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0068 (ADET-25-900578)	First extension of time to vacate and abandon a portion of Russell Road and Emerald Avenue	Approved by Public Works	August 2025
ET-25-400079 (ZC-23-0067)	First extension of time for a senior housing complex	Approved by BCC	September 2025
ZC-23-0067	Zone change from R-2, C-2, and M-1 zoning to R-4 zoning and use permits, waivers of development standards, and design reviews for a senior housing complex	Approved by BCC	May 2023
PA-23-700005	Plan amendment for Corridor Mixed Use to Urban Neighborhood (UN)	Approved by BCC	May 2023
VS-23-0068	Vacation and abandonment for a portion of Russell Road and Emerald Avenue	Approved by BCC	May 2023
NZC-18-0965	Zone change from R-2, C-2, and M-1 to R-3 zoning for a senior housing complex - expired	Approved by BCC	February 2019
ZC-0262-03	Zone change for a portion of the overall site from M-1 and H-2 zoning to C-2 zoning for a future commercial development	Approved by BCC	March 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Urban Neighborhood (greater than 18 du/ac) & Corridor Mixed-Use	RM32 & CG	Undeveloped, Duck Creek Wash & vehicle sales and rental
South	Urban Neighborhood (greater than 18 du/ac) & Public Use	CG & RS3.3	Undeveloped, Duck Creek Wash, and Single-family residential subdivision
East	Corridor Mixed-Use	CG	Commercial development
West	Corridor Mixed-Use	IL & IH	Undeveloped

Related Applications

Application Number	Request
WS-26-0203	Waiver of development standards and design review for a multi-family residential (affordable housing) 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 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

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Whitney - approval.

APPROVALS:

PROTESTS:

APPLICANT: ULYSSES DEVELOPMENT GROUP

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