

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-26-0181-ANTERASIAN FAMILY TRUST ETAL & ANTERASIAN GEORGE PAUL & ANN ELIZABETH TRS:**

**VACATE AND ABANDON** portions of a right-of-way being Russell Road located between Jones Boulevard and Duneville Street; and portions of a right-of-way being Red Rock Street located between Russell Road and Quail Avenue within Spring Valley (description on file). MN/hw/cv (For possible action)

RELATED INFORMATION:

**APN:**

163-36-101-002; 163-36-101-004; 163-36-102-001; 163-36-102-006

**PROPOSED LAND USE PLAN:**

SPRING VALLEY - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

**BACKGROUND:**

**Project Description**

The plans provided depict the vacation and abandonment of portions of both Russell Road and Red Rock Street. The portion of Russell Road proposed to be vacated runs along the northern portion of the site and is requested to accommodate detached sidewalks. The portion of Red Rock Street proposed to be vacated is the entire stretch of the right-of-way between Russell Road and Quail Avenue. The vacation of Red Rock Street is requested to allow for the development of the subject site and is justified as the vacation will not land lock any parcels and is currently undeveloped.

**Prior Land Use Requests**

Application Number	Request	Action	Date
SC-1506-94	Street name change for a portion of right-of-way known as Redrock Street to Red Rock Street	Approved by BCC	December 1994

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac) & Neighborhood Commercial	RS2 & CP (AE-60)	Single-family residential & undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac) & Neighborhood Commercial	RS20 (NPO-RNP & AE-60)	Single-family residential

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Neighborhood Commercial	RS20 (AE-60)	Undeveloped
West	Neighborhood Commercial	CG (AE-60)	Commercial complex

### Related Applications

Application Number	Request
PA-26-700014	A plan amendment redesignating the site from Neighborhood Commercial to Compact Neighborhood is a companion item on this agenda.
ZC-26-0182	A zone change from RS20 to RS2 is a companion item on this agenda.
WS-26-0183	A waiver of development standards for an attached single-family residential development (townhouse) is a companion item on this agenda.
TM-26-500050	A tentative map for a 54 lot single-family attached 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 rights-of-way that are not needed for site, drainage, or roadway development.

#### Staff Recommendation

Approval. This item has been forwarded to the Board of County Commissioners 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:** May 19, 2026 – APPROVED – Vote: Unanimous

#### 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

- 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**

- 30 foot streets are not code compliant.
- Applicant is advised that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; and that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:** Spring Valley - approval.

**APPROVALS:** 2 cards

**PROTESTS:** 6 cards

**APPLICANT:** PEYMAN MASACHI

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