

05/20/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0257-COUNTY OF CLARK(AVIATION):**

**VACATE AND ABANDON** easements of interest to Clark County located between Russell Road and Dewey Drive (alignment), and between Redwood Street and Torrey Pines Drive; a portion of a right-of-way being Russell Road located between Redwood Street and Torrey Pines Drive; and a portion of the Tropicana/Flamingo Wash flood control channel located between Redwood Street and Torrey Pines Drive within Spring Valley (description on file). MN/hw/cv (For possible action)

---

RELATED INFORMATION:

**APN:**

163-26-407-003

**PROPOSED LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of a flood control channel, a resolution relative to acquisition of right-of-way easement, and a portion of Russell Road. The portion of the Tropicana/Flamingo Wash flood control channel to be vacated is along the north property line of the subject site and runs the length of the north property line. The portion of the flood control channel to be vacated will be between 8 and 27 feet wide. The resolution relative to acquisition of right-of-way easement to be vacated is shown running north to south through the central portion of the site. This easement runs the entire length of the site and is 60 feet wide. Finally, the portion of Russell Road to be vacated is located along the southern portion of the site and will vacate the northern 5 feet of Russell Road. The easement and flood control channel are no longer needed and will not affect the surrounding area, and the vacation of Russell Road is needed for the development of detached sidewalks.

**Surrounding Land Use**

|       | <b>Planned Land Use Category</b>                                 | <b>Zoning District (Overlay)</b> | <b>Existing Land Use</b>                                     |
|-------|------------------------------------------------------------------|----------------------------------|--------------------------------------------------------------|
| North | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Public Use | RS20 & PF                        | Single-family residential development & Sawyer Middle School |
| South | Public Use & Neighborhood Commercial                             | RS20 (AE-60)                     | Undeveloped & single-family residential development          |

### Surrounding Land Use

|      | Planned Land Use Category                           | Zoning District (Overlay) | Existing Land Use                              |
|------|-----------------------------------------------------|---------------------------|------------------------------------------------|
| East | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS3.3                     | Single-family attached residential development |
| West | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS3.3                     | Single-family detached residential development |

The Flamingo/Tropicana Wash flood control channel is directly north of the site.

### Related Applications

| Application Number | Request                                                                                                                                                 |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| PA-25-700020       | A plan amendment to redesignate the site from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) is a companion item on this agenda. |
| ZC-25-0258         | A zone change to reclassify the site from RS20 to RM18 is a companion item on this agenda.                                                              |
| WS-25-0259         | A waivers of development standards for a single-family residential development is a companion item on this agenda.                                      |
| PUD-25-0260        | A planned unit development for an 108 lot single-family attached residential development is a companion item on this agenda.                            |
| TM-25-500065       | A tentative map for 108 single-family residential 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 easements that are not necessary for the site development and right-of-way for detached sidewalks.

#### Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 18, 2025 at 9:00 a.m., unless otherwise announced.

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**

- 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**

- 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 to show on-site fire lane, turning radius, and turnarounds; and that fire/emergency access must comply with the Fire Code as amended.

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

- No objection.

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

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** BEAZER HOMES HOLDINGS, LLC

**CONTACT:** DARRYL LATTIMORE, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300, LAS VEGAS, NV 89120