

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0038-COUNTY OF CLARK (AVIATION):**

**VACATE AND ABANDON** a portion of right-of-way being Monte Cristo Way located between Russell Road and Foolish Pleasure Drive; a portion of right-of-way being Russell Road located between Monte Cristo Way and Pioneer Way; and a portion of right-of-way being Pioneer Way located between Russell Road and Foolish Pleasure Drive within Spring Valley (description on file). MN/nm/kh (For possible action)

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RELATED INFORMATION:

**APN:**

163-34-101-005

**LAND USE PLAN:**

SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

The plan shows vacation and abandonment of 5 foot wide portions of public rights-of-way being Monte Cristo Way, Russell Road, and Pioneer Way along the east, north, and west property lines, respectively. The applicant states the requests are necessary to accommodate detached sidewalks along those streets.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North, West, & South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Detached single-family residential
East	Compact Neighborhood (up to 18 du/ac)	RM18	PUD multi-family condominium development

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-25-0036	A zone change from RS20 to RS3.3 is a companion item on this agenda.
DR-25-0037	A design review for a single-family residential development is a companion item on this agenda.
TM-25-500006	A tentative map for 32 single-family residential lots and common 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.

**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 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 to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised 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:** KENDRA SAFFLE

**CONTACT:** WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE,  
SUITE 100, LAS VEGAS, NV 89118