

RIGHT-OF-WAY & EASEMENTS
(TITLE 30)

UPDATE
RUSSELL RD/REDWOOD ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0069-DEAN JERRY & DEANNA FAMILY TRUST-EXEMPTION TRUST & DEAN DEANNA S TRS:

VACATE AND ABANDON easements of interest to Clark County located between Dewey Drive and Russell Road, and between Rainbow Boulevard and Redwood Street; and a portion of right-of-way being Russell Road located between Rainbow Boulevard and Redwood Street within Spring Valley (description on file). MN/md/jo (For possible action)

RELATED INFORMATION:

APN:

163-26-406-001 through 163-26-406-003

LAND USE PLAN:

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

BACKGROUND:

Project Description

This application is a request to vacate and abandon portions of easements and right-of-way. The first part of this request is to vacate 33 foot wide patent easements centrally located within the project site and a 33 foot wide easement located along the west portion of the site. Three foot wide patent easements, located adjacent to Dewey Drive and Redwood Street, will also be vacated. The second part of this request is to vacate a 5 foot wide portion of Russell Road to accommodate the required detached sidewalk along the street. The vacation of the patent easements are necessary to develop the project site.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	R-E & C-P	Undeveloped & office building
South	Neighborhood Commercial	R-E & C-P	Single family residential, office complex, & undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
West	Corridor Mixed-Use	C-2	Congregate care facility

Related Applications

Application Number	Request
NZC-22-0068	A nonconforming zone change to reclassify 8.4 acres from an R-E zone to an R-4 zone for senior housing (multiple family 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 and right-of-way that are not necessary 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: April 5, 2022 – Approved – Vote: Aye: Stone, Kirk, Waltho, Kilarski, Frasier Abstained: Castello Absent: Nguyen

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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 that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that 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.

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.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS: 4 cards, 2 letters

APPLICANT: CENTURA DEVELOPMENT CO., LLC

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