

RIGHT-OF-WAY
(TITLE 30)

RUSSELL RD/TENAYA WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0273-COUNTY OF CLARK (AVIATION):

VACATE AND ABANDON a portion of right-of-way being Russell Road located between Tenaya Way and Scottyboy Drive within Spring Valley (description on file). MN/rk/syp (For possible action)

RELATED INFORMATION:

APN:

163-27-402-012

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans show the vacation and abandonment of a 5 foot wide portion of the north side of Russell Road to accommodate a detached sidewalk in conjunction with a residential development.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Mid-Intensity Neighborhood (up to 8 du/ac)	R-2	Single family residential
South	Compact Neighborhood (up to 18 du/ac) & Mid-Intensity Neighborhood (up to 8 du/ac)	R-E & R-3	Condominium complex & undeveloped
East	Compact Neighborhood (up to 18 du/ac)	R-3	Condominium complex

Related Applications

Application Number	Request
ZC-22-0272	A conforming zone change to reclassify this site to R-2 zoning for a detached single family residential planned unit development is a companion item on this agenda.
TM-22-500092	A tentative map for an 80 lot single family residential development on 9.4 acres 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 that is not necessary for site, drainage, or roadway development.

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:**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

- Right-of-way dedication to include 30 feet for Dewey Drive;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:**APPROVALS:****PROTESTS:**

APPLICANT: JENNIFER VERAS

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