

EASEMENTS/RIGHTS-OF-WAY
(TITLE 30)

UPDATE
RUSSELL RD/BUFFALO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0677-COUNTY OF CLARK (AVIATION):

VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Oquendo Road, and between Buffalo Drive and Tioga Way (alignment); a portion of a right-of-way being Buffalo Drive located between Russell Road and Oquendo Road; a portion of a right-of-way being Russell Road located between Buffalo Drive and Tioga Way; and a portion of a right-of-way being Tioga Way located between Russell Road and Oquendo Road within Spring Valley (description on file). MN/gc/ja (For possible action)

RELATED INFORMATION:

APN:

163-34-101-002

LAND USE PLAN:

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

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 5 foot wide easement being a BLM right-of-way grant along Russell Road, 5 foot wide portions of right-of-way being Russell Road and Buffalo Drive, and a 12 foot wide portion of right-of-way (including a portion of the cul-de-sac) being Tioga Way. The applicant states the 5 foot wide easement and rights-of-way need to be vacated to support detached sidewalks, and that the 12 foot wide portion of right-of-way being Tioga Way is being vacated to allow for a reduced street width.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
South	Neighborhood Commercial	R-2	Single family residential
West	Neighborhood Commercial	R-E	Undeveloped

Related Applications

Application Number	Request
NZC-22-0676	A nonconforming zone change request from R-E to R-2 zoning, waivers of development standards for increased wall height, street intersection off-set, and street dedication, and design reviews for a single family residential development and finished grade is a companion item on this agenda.
TM-22-500223	A tentative map for an 80 lot single family 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 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' meeting 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: February 7, 2023 – APPROVED – Vote: Unanimous
Absent: Stone

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

- Drainage study and compliance;
- All parcel owners affected by this vacation to grant necessary access easements;
- Return streetlights to Public Works or replace streetlight inventory and convert existing streetlights to private power source;

- 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- The Clark County Water Reclamation District (CCWRD) has existing or proposed assets within the area proposed to be vacated per VS-22-0677; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the rights-of-way are reserved; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner; and that the CCWRD requests no gates or fences are allowed to be installed across the subject parcel as a condition of the rights granted to the CCWRD.

TAB/CAC: Spring Valley - approval.

APPROVALS: 4 cards

PROTESTS: 1 card

APPLICANT: PN II, INC.

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