

RIGHT-OF-WAY
(TITLE 30)

RUSSELL RD/BOULDER HWY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0068- ELEGANCE RUSSELL, LLC:

VACATE AND ABANDON a portion of right-of-way being Russell Road located between Boulder Highway and Stephanie Street, and a portion of right-of-way being Emerald Avenue located between Boulder Highway and Duck Creek Flood Channel within Whitney (description on file). JG/lm/syp (For possible action)

RELATED INFORMATION:

APN:

161-27-403-012; 161-27-803-001; 161-34-501-002

LAND USE PLAN:

WHITNEY (EXISTING) - CORRIDOR MIXED-USE

WHITNEY (PROPOSED) - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:

Project Description

The site plan depicts the vacation and abandonment of a 5 foot wide portion of Russell Road located between Boulder Highway and Stephanie Street and a 5 foot wide portion of Emerald Avenue located between Boulder Highway and Duck Creek Flood Channel. The area to be vacated is located along the south and north property lines of the proposed development and was originally granted for the full width development of Russell Road arterial alignment and Emerald Avenue local alignment. The applicant indicates the area is not needed for additional road or utility purposes and the vacation will allow for 5 foot wide detached sidewalks along both alignments for the proposed senior housing development.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-18-0965	Reclassified 12.2 acres from R-2, C-2, and M-1 to R-3 for a senior housing complex - expired	Approved by BCC	February 2019
ZC-0262-03	Reclassified a portion of the overall site to C-2 zoning for a future commercial development	Approved by BCC	March 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Urban Neighborhood (greater than 18 du/ac) & Corridor Mixed-Use	R-3 & R-4	Multiple family residential & undeveloped
South	Urban Neighborhood (greater than 18 du/ac) & Corridor Mixed-Use	C-2 & R-2	Undeveloped & single family residential
East	Corridor Mixed-Use	C-2	Commercial development
West	Public Use; Business Employment; & Corridor Mixed-Use	M-1 & M-2	Duck Creek Wash & undeveloped

Related Applications

Application Number	Request
PA-23-700005	Master Plan Amendment from Corridor Mixed-Use (CM) to Urban Neighborhood (UN) is a companion item on this agenda.
ZC-23-0067	A zone change to reclassify the site to R-4 zoning for a proposed senior housing 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 rights-of-way to accommodate detached sidewalk.

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: April 18, 2023 – APPROVED – Vote: Unanimous Comprehensive 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Whitney - approval.

APPROVALS:

PROTESTS:

APPLICANT: MARK ORSHOSKI

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