

RIGHT-OF-WAY/EASEMENTS
(TITLE 30)

RUSSELL RD/TORREY PINES DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0211-GKT 5, LLC & GRAGSON CACTUS HIGHLANDS, LLC:

VACATE AND ABANDON a portion of flood control right-of-way located between Torrey Pines Drive and Redwood Street and easements of interest to Clark County between Russell Road and Diablo Drive and between Torrey Pines Drive and Redwood Street within Spring Valley (description on file). MN/sd/jd (For possible action)

RELATED INFORMATION:

APN:

163-26-408-002

LAND USE PLAN:

SPRING VALLEY - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of the following: 1) an 8,109 square foot portion of a flood control right-of-way along the northern portion of the parcel; 2) a 5 foot wide portion of a patent easement, being the west 5 feet of Torrey Pines Drive; and 3) a 5 foot wide portion of a Resolution Relative to the Acquisition of Rights-of-way, also being the west 5 feet of Torrey Pines Drive. The applicant indicates these easements and right-of-way are no longer necessary.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0965-04	Zone change from R-E to R-1 zoning	Approved by BCC	July 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-1	Undeveloped
South	Public Facilities	R-E	Undeveloped
East	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
West	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped

Related Applications

Application Number	Request
TM-21-500053	A tentative map for a Planned Unit Development is a companion item on this agenda.
ZC-21-0212	A zone change to reclassify the site to an R-2 zone for a Planned Unit 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 easements and right-of-way that are 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 Comprehensive 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 50 feet for Russell Road, 35 feet to the back of curb for Torrey Pines Drive, and a portion of the Flamingo Diversion Channel;
- 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 dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: BEAZER HOMES HOLDINGS, LLC

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