

10/19/21 PC AGENDA SHEET

EASEMENTS & RIGHT-OF-WAY
(TITLE 30)

RUSSELL RD/JERRY TARKANIAN WAY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0469-HACIENDA ASSOCIATES LP:

VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Diablo Drive, and between Jerry Tarkanian Way and Fort Apache Road; and a portion of a right-of-way being Russell Road located between Jerry Tarkanian Way and Fort Apache Road within Spring Valley (description on file). JJ/md/jo (For possible action)

RELATED INFORMATION:

APN:

163-29-401-018

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

This is a request to vacate a portion of right-of-way being Russell Road, previously recorded via document number 20000721:01114. The portion of right-of-way being vacated measures 4,331 square feet and is no longer needed as Russell Road is fully dedicated. The second portion of this request is for the vacation of an existing slope easement previously recorded via document number 20000721:01114, located on the south portion of the project site. The slope easement measures 30 feet in width with an area of 10,252 square feet. The slope easement is no longer needed as Russell Road is fully dedicated.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0665-13	Reclassified the site from C-2 to R-2 zoning for a single family residential development	Withdrawn at PC	February 2014
VS-0666-13	Vacated easements and right-of-way	Withdrawn at PC	February 2014
TM-0181-13	Single family residential development	Withdrawn at PC	February 2014
UC-1309-07	Increased building height with a design review for a shopping center - expired	Approved by BCC	December 2007
UC-1075-06	Increased building height with a design review for a shopping center - expired	Approved by BCC	September 2006

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0415-05	A 6 story office and retail building with a waiver to reduce parking - expired	Approved by PC	April 2005
ZC-1484-02	Reclassified the site to a C-2 zoning for future commercial development	Approved by BCC	November 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Improved drainage channel
South	Commercial General	U-V & C-2	Mixed-use development (Manhattan West) & office development
East	Commercial General	C-2	Animal hospital, offices & retail center
West	Commercial General	U-V	Mixed-use development (Russell Road condominiums)

Related Applications

Application Number	Request
NZC-21-0468	A nonconforming zone change to reclassify 4.8 acres from a C-2 zone to an R-3 zone for an attached single family residential planned unit development is a companion item on this agenda.
TM-21-500139	A tentative map consisting of 86 attached single family residential lots on 4.8 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 the slope easement and a portion of the Russell Road right-of-way that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 17, 2021 at 9:00 a.m., unless otherwise announced.

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

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

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TOUCHSTONE LIVING, INC

CONTACT: ANN PIERCE, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR., STE 650, LAS VEGAS, NV 89135