

04/18/18 BCC AGENDA SHEET

RIGHT-OF-WAY/EASEMENTS
(TITLE 30)

UPDATE
RUSSELL RD/DUNEVILLE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-18-0135-RUSSELL DUNEVILLE VILLAS DEV, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Diablo Drive (alignment), and between Duneville Street and Lindell Road and a portion of a right-of-way being Russell Road located between Duneville Street and Lindell Road within Spring Valley (description on file). SS/rk/ml (For possible action)

RELATED INFORMATION:

APN:

163-25-402-005; 163-25-402-009

LAND USE PLAN:

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

BACKGROUND:

Project Description

This application is a request to vacate and abandon both easements and right-of-way. The patent easements consist of the west 30 feet of parcel number 163-25-402-009; and the west and north 3 feet and the east 33 feet of parcel number 163-25-402-005, excepting out dedication for public right-of-way. The request also includes vacating a 692 square foot portion of a drainage easement as granted to Clark County by document number 20040128:00923 located on the northwest property line of parcel number 163-25-402-009. The right-of-way included in the request is a 5 foot wide, 265 foot long portion of Russell Road adjacent to the south property line of parcel number 163-25-402-005.

The applicant states the easements are no longer needed and vacation of the right-of-way will allow a detached sidewalk on Russell Road.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0095-08	A map to subdivide this site into 67 single family lots – expired	Approved by PC	June 2008
DR-1342-05 (ET-0361-07)	First extension of time for a design review for 69 single family residential lots – expired	Approved by BCC	December 2007
TM-0497-05	A map to subdivide this site into 69 single family residential lots – expired	Approved by BCC	November 2005

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1342-05	69 single family residential lots – expired	Approved by BCC	November 2005
TM-0106-05	A map to subdivide this site into 74 single family residential lots – expunged	Approved by BCC	April 2005
WS-0220-05	Waive reduced setback in conjunction with a single family development – expunged	Approved by BCC	April 2005
ZC-1641-04	Reclassified the site to R-2 zoning with no plans	Approved by BCC	April 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Developed single family homes
South	Office Professional	R-E	Undeveloped
East	Residential Suburban (up to 8 du/ac)	R-2	Developed single family homes
West	Residential Suburban (up to 8 du/ac)	R-E & R-1	Developed single family homes

Related Applications

Application Number	Request
WC-18-400033 (ZC-1641-04)	A request for waivers of conditions for a zone change application is a companion item on this agenda.
WS-18-0134	A request for waivers of development standards for setback, wall height, and off-site improvements with design reviews for a single family residential development is a companion item on this agenda.
TM-18-500028	A tentative map to subdivide this site into 63 single family lots is 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/or right-of-way that is/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 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 and associated spandrel;
- 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)

- Applicant is advised that CCWRD has existing or proposed assets within the area proposed to be vacated per VS-0135-18; that CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the easements/right-of-way are reserved; that it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; and that CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner.

TAB/CAC: Spring Valley - approval.

APPROVALS: 1 card

PROTESTS: 2 cards

COUNTY COMMISSION ACTION: April 4, 2018 – HELD – To 04/18/18 – per the applicant.

APPLICANT: KB HOME

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