

10/07/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0591-CHURCH BAPTIST FIRST KOREAN:

VACATE AND ABANDON easements of interest to Clark County located between Sahara Avenue and Eldora Avenue, and Duneville Street and Westwind Road; a portion of a right-of-way being Eldora Avenue located between Duneville Street and Westwind Road; and a portion of right-of-way being Westwind Road located between Sahara Avenue and Eldora Avenue within Spring Valley (description on file). JJ/rr/kh (For possible action)

RELATED INFORMATION:

APN:

163-12-106-004; 163-12-106-005

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans show the vacation and abandonment of portions of rights-of-way, being Eldora Avenue and Westwind Road. The vacation is necessary to accommodate the required detached sidewalks for the proposed residential subdivision. The plans also show the vacation and abandonment of easements within the site. The patent easements are being vacated since they are no longer needed for roadway access or utility installation and need to be vacated to fully develop the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0613-10	Reclassified multiple parcels from R-E to R-E (RNP-I) zoning	Approved by BCC	February 2011
UC-1234-06	Use permit for place of worship and waivers of development standards	Approved by BCC	March 2007
UC-1327-00 (ET-0326-01)	Extension of time on a use permit for a church and waivers of development standards - expired	Approved by PC	October 2001
UC-1327-00	Use permit for a church and waivers of development standards - expired	Approved by PC	October 2000
UC-1369-97* (ET-0301-98)	Extension of time on a use permit for a church - expired	Approved by PC	September 1998
DR-1089-98*	Design review for a church - expired	Approved by PC	August 1998

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1369-97*	Use permit for a church - expired	Approved by PC	September 1997

* APN 163-12-106-005 only

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Place of worship
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	Neighborhood Commercial & Ranch Estate Neighborhood (up to 2 du/ac)	RS20 & RS20 (NPO-RNP)	Undeveloped & single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS3.3 & RS20 (NPO-RNP)	Single-family residential

Related Applications

Application Number	Request
PA-25-700038	A plan amendment from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
ZC-25-0590	A zone change from RS20 to RS3.3 and to remove the Neighborhood Protection (RNP) Overlay is a companion item on this agenda.
WS-25-0592	Waivers of development standards and a design review for a single-family residential development is a companion item on this agenda.
TM-25-500150	A tentative map for 27 single-family residential lots 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 patent easements that are not needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 5, 2025 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: MARK MULHALL

CONTACT: MARK MULHALL, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135