

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0365-CHURCH HAMERE NOAH KIDANE MEHRET WEST MICHAEL:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Lindell Road and Duneville Street, and Oquendo Road and Patrick Lane; and a portion of right-of-way being Ponderosa Way located between Westwind Road and Lindell Road within Spring Valley (description on file). MN/rg/cv (For possible action)

RELATED INFORMATION:

APN:

163-36-204-003; 163-36-204-004; 163-36-204-006 through 163-36-204-008; 163-36-204-018

LAND USE PLAN:

SPRING VALLEY - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:**Project Description**

The applicant is requesting the vacation and abandonment of patent easements and the portion of Ponderosa Way from Westwind Road to Lindell Road. The patent easements and right-of-way are no longer needed for the proposed development.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|------------------------------|---|-----------------|---------------|
| ET-18-400271 (UC-1014-17) | First extension of time to expand the place of worship (parking lot) | Approved by BCC | February 2019 |
| UC-1014-17 | Expanded place of worship with waivers of development standard for off-site improvements and a design review for a parking lot | Approved by BCC | January 2018 |
| DR-0122-13 | Redesigned a place of worship on the southern portion of the site | Approved by BCC | May 2013 |
| UC-0043-12 | Place of worship and increased building height to 45 feet with waiver of development standards for full off-sites on Lindell Road and Ponderosa Way, and a design review for a place of worship | Approved by BCC | March 2012 |
| ZC-1111-08 | Established the RNP-I Overlay for the Spring Valley area | Approved by BCC | February 2009 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|-----------------|------------|
| UC-0044-08 | Place of worship and increased building height to 45 feet, with waivers of development standards for off-site improvements, street landscaping, single-family residential height/setback ratio, and access to a local street, and a design review for a place of worship - expired | Approved by BCC | April 2008 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|----------------------------|---|---------------------------|---|
| North, South, East, & West | Ranch Estate Neighborhood (up to 2 du/ac) | RS20 (NPO-RNP & AE-60) | Single-family residential & undeveloped |

Related Applications

| Application Number | Request |
|--------------------|---|
| UC-25-0364 | A use permit, waiver of development standards, and design review for a place of worship 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 and right-of-way that are not needed 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 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

- Right-of-way dedication to include the knuckle/elbow on Ponderosa Way and Westwind 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.

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Spring Valley - approval.

APPROVALS: 4 cards

PROTESTS: 28 cards, 4 letters

COUNTY COMMISSION ACTION: July 16, 2025 – HELD – To 08/20/25 – per Commissioner Naft.

APPLICANT: CHURCH ETHIOPIAN ORTHODOX

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