

EASEMENTS  
(TITLE 30)

SUNSET RD/LINDELL RD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-22-0440-CITY LIGHT CHURCH, INC.:**

**VACATE AND ABANDON** easements of interest to Clark County located between Teco Avenue and Sunset Road, and between Westwind Road (alignment) and Jones Boulevard within Spring Valley (description on file). MN/gc/syp (For possible action)

**RELATED INFORMATION:**

**APN:**

163-36-401-017 & 031

**LAND USE PLAN:**

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of 33 foot wide government patent easements around the perimeter of the north parcel excepting the north 30 feet for Teco Avenue; and the vacation and abandonment of 33 foot wide government patent easements around the perimeter of the south parcel excepting the south 55 feet for Sunset Road. The applicant states that these easements are not needed for future road purposes.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1255-07	Reclassified the site from R-E to C-P zoning for an office complex	Approved by BCC	December 2007

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
South	Business Employment	M-D	Undeveloped office/warehouse
East	Ranch Estate Neighborhood (up to 2 du/ac) & Neighborhood Commercial	R-E & R-E (RNP-I)	Single family residential & undeveloped

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
West	Neighborhood Commercial	C-P	Congregate care facility

**Related Applications**

<b>Application Number</b>	<b>Request</b>
UC-22-0439	A use permit for a place of worship, waiver of development standards to reduce throat depth, and design reviews for a place of worship and alternative parking lot landscaping 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 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 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 30 feet for Teco Avenue and 55 feet to the back of curb for Sunset Road;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Sunset Road, improvement project;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;

- Revise legal description, if necessary, prior to recording.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CITY LIGHT CHURCH, INC.

**CONTACT:** JOHN VORNSAND, 62 SWAN CIRCLE, HENDERSON, NV 89074