

03/19/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0094-CHURCH FULL GOSPEL LV KOREAN:**

**VACATE AND ABANDON** easements of interest to Clark County located between Buffalo Drive and Warbonnet Way, and between Torino Avenue and Pebble Road within Enterprise (description on file). JJ/rg/kh (For possible action)

---

RELATED INFORMATION:

**APN:**

176-16-801-017

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The plan depicts the vacation and abandonment of the following: 1) Bureau of Land Management right-of-way grant along south side of the parcel; 2) Bureau of Land Management right-of-way grant along the east side of the parcel. The easements are no longer needed and must be vacated to fully develop the site for a place of worship.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-24-0502	Vacated and abandoned a drainage easement and BLM right-of-way	Approved by PC	November 2024
ET-23-400169 (UC-0705-17)	Third extension of time for a use permit for a school and place of worship, waiver of development standards to waive streetlights, and design review for a place of worship and school	Approved by BCC	January 2024
ET-21-400156 (UC-0705-17)	Second extension of time for a use permit for a school and place of worship, waiver of development standards to waive streetlights, and design review for a place of worship and school	Approved by BCC	November 2021
WC-21-400106 (UC-0705-17)	Waiver of conditions of a use permit to dedicate additional right-of-way for future dual left turn lanes for a place of worship	Approved by BCC	September 2021

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ADET-20-900455 (UC-0705-17)	Extension of time for a use permit for a school and place of worship, waiver of development standards to waive streetlights, and design review for a place of worship and school	Approved by ZA	October 2020
UC-0705-17	School and place of worship, waiver of development standards to waive full off-site improvements, and design review for a place of worship and school	Approved by BCC	October 2018
UC-0246-16	Place of worship - expired	Held no Date	May 2016
UC-0080-13	Place of worship - expired	Held no date	April 2013
VAPE-0684-11	Administrative vacation and abandonment of patent easements	Approved by ZA	June 2011
MP-0466-02	Major project for a neighborhood plan for a mixed-use major project - Comprehensive Planned Community	Approved by BCC	August 2002

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

**Surrounding Land Use**

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
DR-25-0093	A design review for a place of worship and school 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 BLM right-of-way grants 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:**

### **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 45 feet to the back of curb for Pebble Road, 45 feet to the back of curb for Buffalo Drive, 25 feet to the back of curb Torino Avenue, 25 feet to the back of curb for Warbonnet Way and associated spandrels;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Buffalo Drive and Wigwam Avenue / Buffalo Drive and Pebble Road improvement project;
- 90 days to record said separate document for the Buffalo Drive and Wigwam Avenue/ Buffalo Drive and Pebble Road improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- The installation of detached sidewalks will require the dedication to back of curb 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**

- No comment.

### **Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:** Enterprise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** VISIONEERING STUDIOS

**CONTACT:** VISIONEERING STUDIOS, 106 W. 4TH STREET, SUITE 600, SANTA ANA,  
CA 92701