

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0056-ST SHARBEL MARONITE CATHOLIC MISSION TR:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Rancho Destino Road and Gilespie Street, and between Frias Avenue and Rush Avenue (alignment) within Enterprise (description on file). MN/bb/ng (For possible action)

RELATED INFORMATION:

APN:

177-28-401-005; 177-28-401-006

LAND USE PLAN:

ENTERPRISE - PUBLIC USE

BACKGROUND:

Project Description

The applicant is requesting to vacate patent easements on APN 177-28-401-006, which are 3 feet wide along Frias Avenue and Rancho Destino Road, and 33 feet wide along the east and south property lines.

Prior Land Use Requests (APN 177-28-401-005)

Application Number	Request	Action	Date
DR-0514-16	Accessory storage building	Approved by BCC	September 2016
DR-0533-14	Decorative fence	Approved by BCC	August 2014
ZC-0261-10	Reclassified the site to a P-F zoning with a use permit and design review to expand an existing place of worship	Approved by BCC	September 2010
DR-1125-05	Recreation building in conjunction with a place of worship	Approved by PC	August 2005
WS-0583-05	Reduced parking for a place of worship - expired	Approved by PC	May 2005
ET-0070-03 (UC-0257-02)	First extension of time for a use permit for a place of worship	Approved by BCC	May 2003
UC-0257-02	Place of Worship	Approved by PC	April 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low Intensity Suburban Neighborhood (up to 5 du/ac) & Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac) & Public Use	P-F & R-E (RNP-I)	Elementary school, single family residential, & large animal (horses) corral
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
West	Open Lands	R-E	Undeveloped

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

Related Applications

Application Number	Request
UC-23-0591	Use permit for an annual commercial event, reduced separations, live entertainment, parking lot, landscaping, and fence 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:

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 30 feet for Rancho Destino Road, and 30 feet for Frias Avenue 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS: 1 card

PROTESTS: 4 cards

COUNTY COMMISSION ACTION: April 17, 2024 – HELD – To 05/08/24 – per the applicant.

APPLICANT: ST SHARBEL MARONITE CATHOLIC MISSION LV RL EST TR

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