

05/17/23 BCC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

SPENCER ST/ELDORADO LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0133-CHURCH WALK LAS VEGAS NV INC:

VACATE AND ABANDON a portion of a right-of-way being Sur Este Avenue located between Spencer Street and Bruce Street within Paradise (description on file). MN/al/syp (For possible action)

RELATED INFORMATION:

APN:

177-11-601-014, 015 & 177-11-603-001

LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant is proposing to develop the parcel on the east side of Spencer Street, north of the Sur Este Avenue alignment as a place of worship with a daycare and pre-school. This portion of Sur Este Avenue is presently blocked by the Duck Creek Flood Channel and is not being used as a public right-of-way at this time. Additionally, a condition of approval by Public Works for UC-21-0139, the application that approved the place of worship, daycare, and pre-school, is to vacate the Sur Este Avenue alignment.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0139	Place of worship, daycare, and pre-school with waivers for landscaping and design reviews for alternative parking lot landscaping and increased finished grade*	Approved by BCC	May 2021
UC-0533-95	Place of worship - expired	Approved by PC	May 1995

*The application included a waiver to reduce parking and a design review for the building which were denied by the BCC.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Drainage channel & undeveloped
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Single family residential

Related Applications

Application Number	Request
ET-23-400024 (UC-21-0139)	Extension of time for a place of worship, daycare, and pre-school is a companion item on this agenda.
WS-23-0132	Waivers of development standards for landscaping with a 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 right-of-way that is 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 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

- Revise legal description to except the area needed for the drainage channel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: CHARLES BUSSEY

CONTACT: CASSANDRA WORRELL, 520 SOUTH FOURTH STREET, LAS VEGAS, NV 89101