

11/05/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0502-CHURCH FULL GOSPEL LV KOREAN:

VACATE AND ABANDON easements of interest to Clark County located between Torino Avenue and Pebble Road, and between Buffalo Drive and Warbonnet Way within Enterprise (description on file). JJ/jm/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 a drainage easement measuring 50 feet wide and 205 feet long near the northeast corner of the parcel along Buffalo Drive for a total of 10,250 square feet. The plan also depicts a vacation and abandonment of a Bureau of Land Management right-of-way grant along the entire west side of the parcel. The area is 14 feet wide and approximately 667 long for a total of 9,337 square feet. The applicant states the easements are no longer needed and must be vacated to fully develop the site for a place of worship.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------------|
| 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 |
| 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 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------|
| UC-17-0705 | 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 |
| MP-0466-02 | Major project for a neighborhood plan for a mixed-use major project comprehensive planned community | Approved by BCC | August 2002 |

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) | Single-family residential & undeveloped |

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

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 easements 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

- Compliance with approved drainage study PW21-17020;

- Right-of-way dedication to include 50 feet for Buffalo Drive, 50 feet for Pebble Road, 30 feet for Torino Avenue, 30 feet for Warbonnet Way and associated spandrels;
- 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;
- All other right-of-way and easement dedications to record with the subdivision map;
- 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 Pebble Road intersection improvement project; 90 days to record said separate document for the Buffalo Drive and Pebble Road intersection improvement project.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DAVID KIM

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