

05/05/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0143-CHURCH NAZARENE LAS VEGAS:

VACATE AND ABANDON easements of interest to Clark County located between Pecos McLeod Int and Mojave Road, and Viking Road and Twain Avenue; and a portion of right-of-way being Viking Road located between Mojave Road and Pecos McLeod Int within Paradise (description on file). TS/sd/cv (For possible action)

RELATED INFORMATION:

APN:

162-13-708-015

LAND USE PLAN:

WINCHESTER/PARADISE - PUBLIC USE

BACKGROUND:

Project Description

The applicant is requesting the vacation and abandonment of a portion of right-of-way to accommodate a detached sidewalk, as well as the patent easements that are no longer necessary for the development of this site.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-1130-04	Zone change from R-1 zone to a C-1 Zone and design review for plant nursery - expired	Approved by BCC	November 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Open Lands	RS5.2	Undeveloped
South	Corridor Mixed-Use (less than 18 du/ac)	CG	Shopping center
West	Public Use	RS5.2	Place of worship

Related Applications

Application Number	Request
UC-26-0175	Use permit, waiver of development standards, and design review for a communication utility building 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 needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

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

- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way 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:
APPROVALS:
PROTESTS:

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