

EASEMENTS  
(TITLE 30)

TROPICANA AVE/BURNHAM AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-22-0430-CHURCH LDS PRESIDING BISHOP:**

**VACATE AND ABANDON** easements of interest to Clark County located between Tropicana Avenue and Reno Avenue, and between Burnham Avenue and Spencer Street within Paradise (description on file). JG/jud/syp (For possible action)

**RELATED INFORMATION:**

**APN:**

162-26-502-001

**LAND USE PLAN:**

WINCHESTER/PARADISE - PUBLIC USE

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of 33 foot wide patent easements located on the south and west of the site and a 3 foot wide patent easement located on the east of the site. The applicant indicates that the existing place of worship has an existing recreation area on the southern end of the property with trees and lawn area. The area is enclosed with a chain-link fence to the north and east of the existing CMU 6 foot high wall at the south and west of the property. A pavilion has been recently approved for the recreation area and does not encroach on or over the current patent easements.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ADR-22-900167	Accessory structure (pavilion) in conjunction with an existing place of worship	Approved by ZA	July 2022

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Urban Neighborhood (greater than 18 du/ac)	R-4	Multiple family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
East	Corridor Mixed-Use & Urban Neighborhood (greater than 18 du/ac)	C-1 & R-E	Commercial development & single family residential
West	Corridor Mixed-Use & Urban Neighborhood (greater than 18 du/ac)	C-2 & R-4	Commercial development & multiple family residential

### **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:**

#### **Current 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, if necessary, prior to recording.

#### **Fire Prevention Bureau**

- No comment.

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

- No objection.

**TAB/CAC:**  
**APPROVALS:**  
**PROTESTS:**

**APPLICANT:** KEVIN REISCH

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