

03/22/23 BCC AGENDA SHEET

RIGHT-OF-WAY/EASEMENTS
(TITLE 30)

PEBBLE RD/TORREY PINES DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0021-CHURCH SOUTHERN HILLS BAPTIST:

VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Blue Diamond Road, and between Torrey Pines Drive and El Camino Road, and a portion of right-of-way being Pebble Road located between Torrey Pines Drive and El Camino Road, and a portion of right-of-way being Torrey Pines Drive located between Pebble Road and Blue Diamond Road within Enterprise (description on file). JJ/lm/syp (For possible action)

RELATED INFORMATION:

APN:

176-23-501-003; 176-23-501-019 through 176-23-501-020

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

The applicant is proposing to develop an expansion to an existing place of worship. The request is to vacate 5 foot wide excess rights-of-way along Pebble Road and Torrey Pines Drive, and to vacate 33 foot wide patent easements.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-22-900239 (UC-19-0920)	Administrative extension of time for additional parking	Approved by ZA	April 2022
WS-20-0221	Increased the height of a freestanding sign in conjunction with an existing place of worship	Withdrawn	July 2020
UC-19-0920	Additional parking and waived off-site improvements	Approved by BCC	January 2020
VS-19-0919	Vacated 10 feet of Pebble Road and 5 feet of Torrey Pines Drive - expired	Approved by BCC	January 2020
WS-19-0584	Waived off-site improvements along Torrey Pines Drive and Pebble Road	Withdrawn	December 2019

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0808-16	Vacated easements of interest to Clark County	Approved by PC	January 2017
UC-0595-15	School in conjunction with a place of worship	Approved by BCC	December 2015
UC-0078-15	Place of worship	Approved by BCC	April 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
South	Business Employment	R-E & H-2	School & undeveloped
East	Business Employment	M-1	Office/warehouse
West	Corridor Mixed-Use	R-2	Single family residential

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

Related Applications

Application Number	Request
UC-23-0020	A use permit for an expansion to an existing 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 patent easements and right-of-way 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 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

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CHURCH SOUTHERN HILLS BAPTIST

CONTACT: JVC ARCHITECTS, 5385 CAMERON ST, SUITE 15, LAS VEGAS, NV 89118