

12/05/23 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

PEBBLE RD/EDMOND ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0689-CHURCH THE ROCK:

VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Raven Avenue, and between Edmond Street and Mohawk Street within Enterprise (description on file). JJ/mh/syp (For possible action)

RELATED INFORMATION:

APN:

176-24-501-008; 176-24-501-009

LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon 33 foot wide patent easements along the south and west property lines, as well as a 3 foot patent easement along the east property line. The applicant indicates that the easements are no longer needed and that the vacation and abandonment of these easements will allow for full development of the site, which will be compatible with the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-23-400120 (UC-19-0465)	Second extension of time for a place of worship, parking lot landscaping, and modified driveway design standards	Approved by BCC	October 2023
ET-21-400139 (UC-19-0465)	First extension of time for a place of worship, parking lot landscaping, and modified driveway design standards	Approved by BCC	November 2021
UC-19-0465	Place of worship with waivers for trash enclosure, parking lot landscaping, and modified driveway design standards	Approved by BCC	August 2019
ZC-1026-05	Reclassified 3,800 parcels of land from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0480-99	Installation of 138/12 kV overhead electrical power transmission line with 110 foot high transmission line poles and equipment	Approved by PC	May 1999

The site is located in the Public Facilities Needs Assessment (PFNA) area.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped

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:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: THE ROCK, A CHRISTIAN CHURCH

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