08/05/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-26-0347-CHURCH FULL GOSPEL LV KOREAN:

VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Warbonnet Way, and Torino Avenue and Pebble Road 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 of easements along Buffalo Drive. This vacation is necessary as the previously proposed driveways along Buffalo Drive will not be constructed at this time.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-26-400022 (UC-0705-17)	Fourth 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	May 2026
DR-25-0093	Design review for a place of worship and school	Approved by BCC	March 2025
VS-25-0094	Vacation and abandonment of patent easement	Approved by BCC	March 2025
VS-24-0502	Vacation and abandonment of a drainage easement and BLM right-of-way	Approved by PC	November 2024
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

Prior Land Use Requests

Application Number	Request	Action	Date
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
UC-0705-17	Use permit for 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
VAPE-0684-11	Administrative vacation and abandonment of patent easements	Approved by ZA	June 2011
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, East, South, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential & undeveloped

Related Applications

Application Number	Request
DR-26-0346	A design review for place of worship and school 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 pedestrian access 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

- Drainage study and compliance;
- 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 improvement project;
- 90 days to record said separate document for the Buffalo Drive and Pebble Road improvement project;
- 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.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.
APPROVALS:
PROTESTS:

APPLICANT: FULL GOSPEL LAS VEGAS CHURCH
CONTACT: JVC ARCHITECTS, 5385 CAMERON STREET, SUITE 15, LAS VEGAS, NV 89118