



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: NOVEMBER 12, 2024

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0457-VAC1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 15

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

24-0457-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be the U.S. Government Patent Easements located South of Hickam Avenue and East of Grand Canyon Drive, on Assessor Parcel Number 138-06-801-010.
2. This Order of Relinquishment of Interest should record prior to a mapping action such as 100454-PMP; alternatively, the existing easement may be shown on the Map prior to recordation.
3. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
4. All development shall be in conformance with code requirements and design standards of all City Departments.
5. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, the conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with Title 19. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed.
6. If the Order of Relinquishment of Interest is not recorded by July 17, 2026 or an Extension of Time is not granted by the Director of Community Development, then approval will terminate and a new petition must be submitted.

Staff Report Page One**November 12, 2024 - Planning Commission Meeting****** STAFF REPORT ******PROJECT DESCRIPTION**

The applicant is petitioning to vacate U.S. Government Patent Easements that remain on an undeveloped 17.50-acre parcel at the southeast corner of Hickam Avenue and Grand Canyon Drive.

ISSUES

- The subject U.S. Government Patent Easements are in conflict with an approved House of Worship development and should be vacated prior to the issuance of permits for vertical construction on the site.
- A Parcel Map (100454-PMP) has been submitted to consolidate two parcels that make up the proposed development site and is currently in review. The Order of Relinquishment of Interest should record prior to recordation of the map. Alternatively, the map may record prior, but the existing easements must be shown on the map.
- The expiration date for approval of the Petition to Vacate is July 17, 2026, which matches the approval period for the related Site Development Plan Review (24-0152-SDR1) for the development.

ANALYSIS

The request is for vacation of easements for road, drainage and sewer access for the City of Las Vegas that were granted over the west 30 feet and east 30 feet of the Park Street alignment per Patent 27-2018-0025 in 2018. The Vacation would be in favor of construction of a proposed House of Worship on this site that was approved July 17, 2024. The other easements granted in the Patent would remain, as they are located over planned improvements in Grand Canyon Drive, Hickam Avenue, Tee Pee Lane and Florine Avenue that are required by the City in conjunction with the House of Worship development. The portions of these streets adjacent to the site are planned to be dedicated with the submitted Parcel Map (100454-PMP).

No public right-of-way has been dedicated for Park Street in this area. Since planned development is approved for this site, no access to the adjacent property is necessary for roadway, drainage or sewer purposes at the easement location. The Department of Public Works has no objection to relinquish the City's interests in these U.S. Government Patent Easements. The Department of Public Works notes that any utility company's interests will need to be addressed with each respective utility company and will not be affected by the City relinquishing its interest.

Staff Report Page Two

November 12, 2024 - Planning Commission Meeting

FINDINGS (24-0457-VAC1)

As the site is expected to be developed as a House of Worship, the U.S. Government Patent Easements are not needed in their current configuration. Vacation of the easements will not conflict with any City requirement. Therefore, staff recommends approval of the Petition to Vacate with conditions. The approval period will coincide with the approval period for the Site Development Plan Review (24-0152-SDR1) for the related development.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
06/09/97	The City Council approved a Petition of Annexation (A-0001-97) to annex 17.35 acres generally located on the south side of Hickam Avenue between Grand Canyon Drive and Tee Pee Lane.
12/19/18	The City Council approved a request for a Rezoning (ZON-74626) from U (Undeveloped) [RNP (Rural Neighborhood Preservation) General Plan Designation] to R-E (Residence Estates) on 9.92 acres at the southwest and southeast corners of Helena Avenue and Grand Canyon Drive. The Planning Commission and staff recommended approval.
07/17/24	The City Council approved a request for a General Plan Amendment (24-0072-GPA1) from DR (Desert Rural Density Residential) to PF (Public Facility) on 20.00 acres at the southeast corner of Hickam Avenue and Grand Canyon Drive. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Rezoning (24-0072-ZON1) from U (Undeveloped) [DR (Desert Rural Density Residential) General Plan Designation] to C-V (Civic) on 20.00 acres at the southeast corner of Hickam Avenue and Grand Canyon Drive. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Site Development Plan Review (24-0152-SDR1) for a proposed House of Worship development, including a three-story, 68-foot tall (216 feet to top of steeple), 70,194 square-foot temple; a one-story, 15,982 square-foot meeting house; a one-story, 1,807 square-foot maintenance building; and a one-story, 1,800 square-foot pavilion on 20.00 acres at the southeast corner of Hickam Avenue and Grand Canyon Drive. The Planning Commission and staff recommended approval.
08/28/24	Department of Community Development staff accepted a one-lot Parcel Map (100454-PMP) for blueline review on 19.82 acres at the southeast corner of Hickam Avenue and Grand Canyon Drive. Comments were sent to the applicant 10/17/24. The map has not been recorded.

Staff Report Page Three

November 12, 2024 - Planning Commission Meeting

Most Recent Change of Ownership

07/22/22	A deed was recorded for a change in ownership.
----------	--

Related Building Permits/Business Licenses

There is no relevant building permit or licensing history on the subject site.
--

Pre-Application Meeting

09/03/24	An in-person or virtual meeting was deferred, as there were no additional staff comments to provide to the applicant beyond the typical submittal requirements.
----------	---

Neighborhood Meeting

A neighborhood meeting was not required, nor was one held.
--

Field Check

10/07/24	The subject site is undeveloped with native desert vegetation. The site is enclosed by temporary chain link fencing.
----------	--

Details of Application Request**Site Area**

Gross Acres	17.50
-------------	-------

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	PF (Public Facility)	C-V (Civic)
North	Undeveloped	RNP (Rural Neighborhood Preservation)	R-E (Residence Estates)
	Undeveloped	PU (Public Use) - Clark County Designation	RS20 (Residential Single-Family 20) - Clark County Designation

Staff Report Page Four

November 12, 2024 - Planning Commission Meeting

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
	Residential, Single Family, Detached	Ranch Estate Neighborhood - Clark County Designation	RS20 (Residential Single-Family 20) - Clark County Designation
South	Undeveloped	DR (Desert Rural Density Residential)	U (Undeveloped)
	Utility Installation, Other Than Listed		C-V (Civic)
	Undeveloped	RNP (Rural Neighborhood Preservation)	U (Undeveloped)
East	Undeveloped	OL (Open Lands) - Clark County Designation	RS20 (Residential Single-Family 20) - Clark County Designation
West	Undeveloped	Ranch Estate Neighborhood - Clark County Designation	RS20 (Residential Single-Family 20) - Clark County Designation

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: Lone Mountain	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
No Applicable Special Area or Overlay Districts	N/A
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement (Excepted Area A2)	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A