



AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: JULY 20, 2022

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: TA LAS VEGAS 3900 BE, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
22-0185-VAC1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 27

NOTICES MAILED 19 (by City Clerk)

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

22-0185-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be defined as bus turn out dedicated by document number 20090325:01273.
2. The Order of Vacation shall record prior to and concurrently with a new dedication for a bus turnout west of the existing access driveway for SDR-78252 on Bonanza Road.
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. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
5. All development shall be in conformance with code requirements and design standards of all City Departments.
6. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. 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. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
7. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Petition to Vacate an existing portion of public right-of-way which is designated for a bus turn-out, generally located on the north side of Bonanza Road at the intersection with Honolulu Street.

ISSUES

- Pursuant to Condition #14 of approved Site Development Plan Review (SDR-78252) the applicant is required to, “Dedicate and construct a bus turnout on Bonanza Road west of the western driveway concurrent with Phase 3 and submit a Petition of Vacation for any public right-of-way not used in the construction of the bus turnout. Alternatively, the existing bus turnout dedication may be used if the western driveway is closed or relocated.”

ANALYSIS

On March 10th, 2020 the Planning Commission approved Site Development Plan Review (SDR-78252) for the proposed addition of two, two-story building additions and parking lot expansion to an existing School and Church/House of Worship development at 3900 East Bonanza Road. Pursuant to Condition #14 of the approved site development plan review the Department of Public Works indicated for Phase #2 and #3 the applicant is required to, “Dedicate and construct a bus turnout on Bonanza Road west of the western driveway concurrent with Phase 3 and submit a Petition of Vacation for any public right-of-way not used in the construction of the bus turnout. Alternatively, the existing bus turnout dedication may be used if the western driveway is closed or relocated.”

Pursuant to the submitted justification letter, the applicant has requested that the City of Las Vegas vacate the existing right-of-way for the bus turn-out pursuant to Condition #14. The current location of the bus turn-out sits in the middle of an existing driveway, and a new location for the bus turn-out has been approved by the Department of Public Works. Currently, the right-of-way dedication for the new bus turn-out is pending approval of this requested vacation submittal.

Staff Report Page Two
July 20, 2022 - City Council Meeting

The Department of Public Works has indicated that they have no objection to the vacation application request to vacate a portion of public right-of-way which is designated for a bus turn-out, generally located on the north side of Bonanza Road at the intersection with Honolulu Street. The Department of Public Works has presented the following information concerning this request to vacate certain public street right of way:

- A. Does this vacation request result in uniform or non-uniform right-of-way widths? N/A
- B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? No
- C. Does it appear that the vacation request involves only excess right-of-way? Yes
- D. Does this vacation request coincide with development plans of the adjacent parcels? Yes, Site Development Plan Review (SDR-78252).
- E. Does this vacation request eliminate public street access to any abutting parcel? No
- F. Does this vacation request result in a conflict with any existing City requirements? No
- G. Does the Department of Public Works have an objection to this vacation request? No

FINDINGS (22-0185-VAC1)

Staff has no objection to the vacation of the existing right-of-way as the request complies with Condition #14 outlined in approved Site Development Plan Review (SDR-78252); therefore, staff recommends approval with conditions.

Staff Report Page Three
July 20, 2022 - City Council Meeting

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
10/15/86	The City Council approved a Rezoning (Z-0073-86) from R-E (Residence Estates) and R-1 (Single Family Residential) under Resolution of Intent to R-CL (Single Family – Compact Lot) to R-1 (Single Family Residential) on this site for a proposed Church Facility and Preschool through Senior High School.
01/08/92	The Planning Commission approved a Site Development Plan Review (Z-0073-86) for proposed modular trailers on this site with no expiration date or required reviews.
02/08/96	The Planning Commission approved a Site Development Plan Review [(Z-0073-86(6))] for an 11,556 square foot addition to an existing church on this site.
09/18/96	The City Council approved a Rezoning (Z-0079-96) from R-E (Residence Estates) and R-1 (Single family Residential) to C-V (Civic) on 20.07 acres at 3900 East Bonanza Road. The Planning Commission and staff recommended approval.
03/14/02	The Planning Commission approved a Site Development Plan Review [Z-0079-96(1)] for a proposed parking lot and baseball fields on 7.30 acres on the north side of Bonanza Road, approximately 915 feet east of Pecos Road. Staff recommended approval.
11/21/02	The Planning Commission approved a request for a Variance (VAR-1117) to allow an electronic message unit on an existing 24-foot freestanding ground sign at 3900 East Bonanza Road. Staff recommended denial.
12/18/02	The City Council approved a request for a Review of Condition (ROC-1111) Number 11 of an approved Site Development Plan Review [Z-0079-96(1)], which required Herford Lane to terminate in a cul-de-sac. The applicant was required to terminate Herford Lane in a manner acceptable to the Department of Public Works and the Fire Protection Engineering Section of the Department of Fire Services. The Planning Commission recommended approval. Staff recommended denial.
07/19/06	The City Council approved Site Development Plan Review (SDR-13496) for the proposed addition of three temporary modular buildings to an existing school at 3850 East Bonanza Road. The Planning Commission recommended denial and staff recommended approval of the request.

Staff Report Page Four
July 20, 2022 - City Council Meeting

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
12/06/06	The City Council approved Review of Condition (ROC-17649) Review of Condition Number 4 of an approved Site Development Plan Review (SDR-13496) to remove the condition requiring a phasing plan for an existing school at 3900 East Bonanza Road. Staff recommended denial of the request.
06/06/07	The City Council approved Site Development Plan Review (SDR-20504) for a proposed 32,700 square-foot addition to an existing 62,417 square foot Church/House of Worship at 3900 East Bonanza Road. The Planning Commission and staff recommended approval of the request. The entitlement expired on 06/06/09.
07/18/13	The Department of Planning approved Site Development Plan Review (SDR-49916) for a proposed 1.1-acre Solar Panel Installation at 3900 East Bonanza Road.
03/10/20	The Planning Commission approved a request for a Variance (VAR-78251) to allow deviations from Title 19.10.020 C-V (Civic) development standards at 3900 East Bonanza Road. Staff recommended denial of the request.
	The Planning Commission approved a request for a Major Amendment (SDR-78252) to an approved Plot Plan Review (Z-0073-86) for the proposed addition of two, two-story building additions and parking lot expansion to an existing School and Church/House of Worship development at 3900 East Bonanza Road.
07/20/20	A Code Enforcement case (#CE20-04073) was issued for overgrown landscape and large debris collected with people living in this area at the back of the property on Harris Ave. The case has not been resolved.
09/22/20	The Department of Planning administratively approved a request for a Minor Amendment (20-0128-SDR1) to a previously approved Site Development Plan Review (SDR-78252) to allow a 2,945 square-foot building addition at 3900 East Bonanza Road
08/15/21	The Department of Planning administratively approved a request for a Minor Amendment (21-0418-SDR1) a previously approved Rezoning and Plot Plan Review (Z-0073-86) for proposed parking lot reconfiguration; increased building square-footage from 49,244 to 59,200, modified building elevations of the approved high school building, addition of a 1,422 automotive shop yard, installation of field turf for football/soccer field and bleachers to an existing school development on 20.04 acres at 3900 East Bonanza Road.

Staff Report Page Five
July 20, 2022 - City Council Meeting

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
02/08/22	The Planning Commission approved a request for a Major Amendment (21-0801-SDR1) Site Development Plan Review to a previously approved Rezoning and Plot Plan Review (Z-0073-86) for a proposed public address system and 70-foot tall sports field and tennis court lighting for an existing school and Church/House of Worship development at 3900 East Bonanza Road.
06/21/22	The Planning Commission (6-0 vote) recommends APPROVAL on a Land Use Entitlement project request for a Petition to Vacate a portion of right-of-way generally located on the north side of Bonanza Road at the intersection with Honolulu Street (APN 140-30-401-011), C-V (Civic) Zone, Ward 3 (Diaz).

<i>Most Recent Change of Ownership</i>	
04/01/20	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
02/08/89	A building permit (#89013740) was issued to install a new building (Mt. View Assembly of God) at 3900 East Bonanza Road. The permit has not been finalized.
07/25/90	A building permit (#90076259) was issued to install on-site improvements (Mt. View Assembly of God) at 3900 East Bonanza Road. The permit was expired on 01/25/91.
	A building permit (#90076260) was issued to install prefabricated modular buildings (Mt. View Assembly of God) at 3900 East Bonanza Road. The permit was finalized on 08/24/90.
	A building permit (#90076261) was issued to install prefabricated modular buildings (Mt. View Assembly of God) at 3900 East Bonanza Road. The permit was finalized on 08/24/90.
	A building permit (#90076262) was issued to install prefabricated modular buildings (Mt. View Assembly of God) at 3900 East Bonanza Road. The permit was finalized on 08/24/90.
	A building permit (#90076263) was issued to install prefabricated modular buildings (Mt. View Assembly of God) at 3900 East Bonanza Road. The permit was finalized on 08/24/90.
	A building permit (#90079946) was issued to install modular classroom buildings (Mt. View Assembly of God) at 3900 East Bonanza Road. The permit was finalized on 08/24/90.
01/27/97	A building permit (#97025370) was issued to install a new gymnasium (Mt. View Assembly of God) at 3900 East Bonanza Road. The permit was finalized on 08/19/98.

Staff Report Page Six
July 20, 2022 - City Council Meeting

<i>Related Building Permits/Business Licenses</i>	
12/15/04	A building permit (#580185) was issued to install a kitchen addition (Mt. View Assembly of God) at 3900 East Bonanza Road. The permit was finalized on 11/04/05.
	A building permit (#580186) was issued to install onsite improvements (Mt. View Assembly of God) at 3900 East Bonanza Road. The permit has not been finalized.
06/03/05	A building permit (#40137) was issued to install a fire sprinkler system for a kitchen addition (Mt. View Christian Center) at 3900 East Bonanza Road, Suite B. The permit was finalized on 12/27/07.
01/25/07	A building permit (#79480) was issued to install sprinkler systems for modular buildings (Mt. View Christian Center) at 3900 East Bonanza Road. The permit was finalized on 12/27/07.
08/15/08	A building permit (#119552) was issued to install sound reducing batts in gym ceiling (The Champion Center) at 3900 East Bonanza Road. The permit was finalized on 03/03/09.
06/01/09	A building permit (#140657) was issued to install a CLV designed block wall (Mt. View Christian Center) at 3900 East Bonanza Road. The permit was finalized on 06/11/09.
11/16/09	A building permit (#147012) was issued to install 10 exterior awnings (The Champion Center) at 3900 East Bonanza Road. The permit has not been finalized.
08/18/10	A building permit (#170157) was issued to install a chain link fence with slats (Mt. View Christian Center) at 3900 East Bonanza Road. The permit was finalized on 04/28/11.
10/16/13	A building permit (#243048) was issued to install a solar roof and ground ballast (Mt. View Christian Center) at 3900 East Bonanza Road. The permit was finalized on 04/28/11.
05/28/20	A Building Permit (#C20-00715) was issued for an interior remodel of an existing church and school at 3900 East Bonanza Road Suite A. The permit has not been finalized.
10/05/20	An On-Site Civil Plan (#L20-01360-A001) was processed for a one-story middle school building on an existing site, with an upgrade to existing handicap ramps, and removal and replacement of sidewalk at streetlights at 3850 East Bonanza Road. The permit has not been issued.
10/26/20	A Building Permit (#C20-03659) was issued for an interior tenant improvements to add staff toilets of an existing church and school at 3900 East Bonanza Road. The permit was finalized 01/27/21.

Staff Report Page Seven
July 20, 2022 - City Council Meeting

Related Building Permits/Business Licenses	
10/27/20	A Building Permit (#C20-03744) was issued for interior tenant improvements to remodel of existing school gymnasium for toilet, locker rooms and lobby area only an for an existing church and school at 3900 East Bonanza Road. The permit was finalized 03/23/21.
12/11/20	An On-Site Civil Plan (#L20-01360) was issued construct a one story middle school building on existing site, upgrade existing handicap ramps, remove/replace sidewalk at existing streetlights to meet PROWAG standards at 3900 East Bonanza Road. The permit has not been finalized.
12/28/20	A Building Permit (#C20-04391) was issued for interior tenant improvements for exterior entry remodel and addition of fire riser room for an existing church and school at 3900 East Bonanza Road. The permit has not been finalized.
12/29/20	A Master Package (#PRC20-00065) was issued for Mater East Phase II 42,519 square-foot two-story classroom building, including site work for fire access road and safe dispersal lighting for an existing church and school at 3900 East Bonanza Road. The permit has not been finalized.
12/30/20	A Grading Permit (#C20-04828) was issued for grading and paving for an existing church and school at 3850 East Bonanza Road. The permit has not been finalized.

Pre-Application Meeting	
03/30/22	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Petition to Vacate an existing portion of public right-of-way.

Neighborhood Meeting	
A neighborhood meeting was not required, nor was one held.	

Field Check	
05/05/22	During a routine site inspection staff observed a well maintained development that is currently under construction to complete Phase #2 and #3 for the existing school expansion project associated with Site Development Plan Review (SDR-78252).

Staff Report Page Eight
July 20, 2022 - City Council Meeting

Details of Application Request	
Site Area	
Net Acres	20.04

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Church and Private School	L (Low Density Residential)	C-V (Civic)
North	Public School, Secondary	PF (Public Facilities)	C-V (Civic)
South	Public School, Primary	PR-OS (Parks/Recreation/Open Space)	C-V (Civic)
		ML (Medium-Low Density Residential)	R-PD8 (Residential Planned Development – 8 Units Per Acre)
East	Single Family, Detached	ML (Medium-Low Density Residential)	R-CL (Single Family Compact-Lot)
		L (Low Density Residential)	
West	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)

Master and Neighborhood Plan Areas	Compliance
Master Plan 2050 Area: East Las Vegas	N/A
Special Area and Overlay Districts	Compliance
C-V (Civic) District	Y
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

Staff Report Page Nine
July 20, 2022 - City Council Meeting

DEVELOPMENT STANDARDS

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Bonanza Road	Primary Arterial	Master Plan of Streets and Highways	100	Y
Harris Avenue	Local Street	Title 13	60	Y