UPDATE
GILES ST/SANTOLI AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-18-0460-HOLY SPIRIT ASSN CHRISTIANITY:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Giles Street and Haven Street and between Santoli Avenue and Mesa Verde Lane, a portion of a right-of-way being Mesa Verde Lane located between Giles Street and Haven Street, and a portion of a right-of-way being Giles Street located between Santoli Avenue and Mesa Verde Lane within Enterprise (description on file). SS/bk/ja (For possible action)

RELATED INFORMATION:

APN:
177-09-402-006

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:
Project Description
This is a request to vacate and abandon government patent easements being the east and south 33 feet and the east 3 feet of the west 33 feet of Government Lot 124. There is also a request to vacate and abandon easements on Government Lot 128 being the north, east, and south 33 feet and the east 3 feet of the west 33 feet of government patent easements. Along the west 15 feet of both lots and the northern 15 feet of Government Lot 124 is a request to vacate and abandon a curb return driveway easement. There is also a request to vacate and abandon 5 feet of Giles Street and Mesa Verde Lane for detached sidewalks.

The applicant has stated that the required rights-of-way have been dedicated and the rest of the easements are not needed for development.

Surrounding Land Use

<table>
<thead>
<tr>
<th></th>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Residential Suburban (8 du/ac)</td>
<td>H-1</td>
<td>Undeveloped</td>
</tr>
<tr>
<td>South</td>
<td>Commercial General</td>
<td>H-1</td>
<td>Undeveloped</td>
</tr>
<tr>
<td>East</td>
<td>Residential Suburban (8 du/ac)</td>
<td>R-E</td>
<td>Single family residential &amp; undeveloped</td>
</tr>
<tr>
<td>West</td>
<td>Commercial Tourist</td>
<td>H-1</td>
<td>Undeveloped</td>
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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 easements and rights-of-way that are not necessary for site, drainage, or roadway development. Additionally, the vacation of the right-of-way will allow the installation of detached sidewalks.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning
- Satisfy utility companies’ requirements.
- Applicant is advised that 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.

Clark County Water Reclamation District (CCWRD)
- No objection.

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
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<tbody>
<tr>
<td>UC-18-0454</td>
<td>A use permit for a multi-family development in an H-1 zone is a companion item on this agenda.</td>
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</tbody>
</table>
TAB/CAC: Enterprise - approval.
APPROVALS: 3 cards
PROTESTS: 9 cards

PLANNING COMMISSION ACTION: August 7, 2018 – HELD – To 09/18/18 – per the applicant.

PLANNING COMMISSION ACTION: September 18, 2018 – HELD – To 10/16/18 – per the applicant to work with the neighbors.

APPLICANT: HOLY SPIRIT ASSOCIATION FOR THE UNIFICATION OF WORLD
CONTACT: BAUGHMAN AND TURNER, INC., 1210 HINSON STREET, LAS VEGAS, NV 89102