



Planning Commission Agenda Item

Date: October 11, 2017
Item No: 21.

TO: Planning Commission

FROM: Alfredo Melesio, Jr., AICP, Director Land Development & Community Services
Prepared By: Marc Jordan

SUBJECT: **VAC-13-17 (59909) Iglesia De Dios (Public Hearing).** An application submitted by Iglesia De Dios North Las Vegas, property owner, to vacate a roadway easement. The property is located east of Commerce Street, approximately 300 feet north of Craig Road. The Assessor's Parcel Number is 139-03-610-002. (For possible action)

RECOMMENDATION:

The Land Development and Community Services Department recommends that VAC-13-17 be approved and forwarded to the City Council for final consideration.

GENERAL INFORMATION:

Comprehensive Plan:	Mixed Use Commercial
Existing land use and zoning:	Undeveloped; C-2, General Commercial District
Surrounding land use and zoning:	<u>North:</u> Single Family Residential; PUD, Planned Unit Development District <u>East:</u> Undeveloped and Mini-Warehousing; C-2, General Commercial District <u>South:</u> Convenience Store; C-2, General Commercial District <u>West:</u> Undeveloped and Craig Ranch Regional Park; PSP, Public/Semi-Public District

BACKGROUND INFORMATION:

The applicant is requesting Planning Commission consideration to vacate an existing roadway easement previously granted as part of a final map. According to the letter of intent, the existing roadway easement proposed to be vacated does not conform to the new layout and is therefore not needed.

On February 11, 2015, the Planning Commission approved a special use permit (UN-05-15) allowing a church on the subject site. According to the site plan, the proposed church is approximately 60,437 square feet in size. The proposed church is located within the center of the site with parking located to the north and south of the church. A building permit for the church is currently under review by the City.

DEPARTMENT COMMENTS:

Public Works:	Please see attached memorandum
Police:	No comments
Fire:	No comments

ANALYSIS

According to the original site plan approved as part of the special use permit, four (4) driveways were proposed to provide access to the church. The revised site plan now shows three (3) driveways providing access to the church. The roadway easement proposed for vacation is located in front of the church building, and is not ideally located for the proposed development. Staff has no objections and is recommending approval.

ATTACHMENTS:

- Public Works Memorandum
- Letter of Intent
- Vacation Exhibit
- Clark County Assessor's Map
- Location and Zoning Map