



**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: DECEMBER 20, 2006**  
**DEPARTMENT: PLANNING AND DEVELOPMENT**  
**ITEM DESCRIPTION: VAC-17077 - APPLICANT: PULTE HOMES - OWNER: PN II, INC.**

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**\*\* CONDITIONS \*\***

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

**Planning and Development**

1. 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.
2. All development shall be in conformance with code requirements and design standards of all City Departments.
3. If the Order of Relinquishment of Interest 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.

**Public Works**

4. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Relinquishment of Interest for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by ZON-12345 may be used to satisfy this requirement provided that it addresses the area to be vacated.
5. Coordinate with the Collection Systems Planning section of the Department of Public Works to provide an alternate sanitary sewer path for this site; grant necessary easements prior to or concurrent with recordation of an Order of Relinquishment of Interest.
6. 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 Relinquishment of Interest.

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

Petition to Vacate U.S. Government Patent Easements generally located south of Centennial Parkway, west of Schaumber Road. The proposal would vacate 33 foot wide patent easements along perimeter property lines for 3 parcels (APN 126-25-101-001, 126-25-101-002, and 126-25-101-005).

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
06/07/06	City Council approved a request for a Site Development Plan Review (SDR-12342) for a proposed 118-lot single-family residential development on 15 acres adjacent to the south side of Centennial Parkway, approximately 340 feet west of Schaumber Road. Staff and Planning Commission recommended approval
06/07/06	City Council approved a request for a Rezoning (ZON-12345) from U (Undeveloped) [PCD (Planned Community Development) Master Plan Designation] under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre) to PD (Planned Development) on 15 acres adjacent to the south side of Centennial Parkway, approximately 340 feet west of Schaumber Road. Staff and Planning Commission recommended approval.
11/16/06	<a href="#">The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #5/ja).</a>
<b><i>Pre-Application Meeting</i></b>	
A Pre-application meeting was not held nor is one required for this type of request.	
<b><i>Neighborhood Meeting</i></b>	
A neighborhood meeting was not held for this request.	

<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Planned Land Use</b>	<b>Existing Zoning</b>
Subject Property	Undeveloped - Vacant	Planned Community Development	Planned Development
North	Undeveloped - Vacant	Planned Community Development	Planned Development
South	Undeveloped - Vacant	Planned Community Development	Undeveloped
East	Undeveloped - Vacant	Planned Community Development	Undeveloped
West			Undeveloped

	Undeveloped - Vacant	Planned Community Development	
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<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Trails</b>		N	Y
<b>Rural Preservation Overlay District</b>	Y		Y
<b>Development Impact Notification Assessment</b>	N		Y
<b>Project of Regional Significance</b>	N		Y

**DETAILS OF APPLICATION REQUEST**

The property is legally described as the north, east, south, and west 33.00 feet of the West Half (W½) of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of the northwest quarter (NW¼) of Section 25, Township 19 South, Range 59 East, M.D.M.; and

The north, east, south, and west 33.00 feet of the East Half (E½) of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of Section 25, Township 19 South, Range 59 East, M.D.M.; and

The north, east, south, and west 33.00 feet of the East Half (E½) of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of Section 25, Township 19 South, Range 59 East, M.D.M.

**ANALYSIS**

***Planning***

Planning staff has no objection to the Vacation request. Access to the project parcels will be available via Centennial Parkway. Development of the project parcels is proposed as single-family residential in accordance with SDR-12342 and ZON-12345.

***Public Works***

We have no objection to the vacation application request to vacate U.S. Government Patent Reservations generally located south of Centennial Parkway, west of Shaumber Road.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**

1

**ASSEMBLY DISTRICT** 13

**SENATE DISTRICT** 9

**NOTICES MAILED**            4 by City Clerk

**APPROVALS**                 0

**PROTESTS**                  0