



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 21, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-18654 - APPLICANT/OWNER: DONNA M. DELACRUZ,
ET AL

** CONDITIONS **

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

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 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.

Public Works

4. The limits of this Petition of Vacation shall be defined as that portion of Doc Holiday Avenue and the associated spandrel area lying south of Assessor Parcel Number 138-01-303-001 parallel to the existing alignment of Doc Holiday Avenue, east of Helen Avenue.
5. All existing 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 the Order of Vacation.
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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The project is a petition requesting to Vacate a 30-foot section of a public right-of-way generally located at the southeast corner of Helen Avenue and Doc Holiday Avenue.

BACKGROUND INFORMATION

| <i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i> | |
|--|--|
| 01/25/07 | The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #16/ja). |
| <i>Pre-Application Meeting</i> | |
| A Pre-application meeting is not required for this type of application nor was one held. | |
| <i>Neighborhood Meeting</i> | |
| A Neighborhood Meeting is not required for this type of application nor was one held. | |

| Surrounding Property | Existing Land Use | Planned Land Use | Existing Zoning |
|----------------------|-------------------|---------------------------------------|---------------------------|
| Subject Property | Residential | Right-of-Way (ROW) | ROW |
| North | Residential | DR (Desert Rural Density Residential) | R-E (Residential Estates) |
| South | Residential | DR (Desert Rural Density Residential) | R-E (Residential Estates) |
| East | Residential | DR (Desert Rural Density Residential) | R-E (Residential Estates) |
| West | Residential | DR (Desert Rural Density Residential) | R-E (Residential Estates) |

| <i>Special Districts/Zones</i> | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
|---|------------|-----------|-------------------|
| Special Area Plan | | | |
| Centennial Hills Sector Plan | Y | | Y |
| <i>Special Districts/Zones</i> | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
| Special Purpose and Overlay Districts | | | |
| A-O (Airport Overlay) District | Y | | Y |
| Northwest Open Space | Y | | Y |
| Rural Preservation Overlay | Y | | Y |
| Trails | | N | Y |
| Rural Preservation Overlay District | | N | Y |
| Development Impact Notification Assessment | | N | Y |
| Project of Regional Significance | | N | Y |

DETAILS OF APPLICATION REQUEST

The property is legally described as a thirty-foot (30) wide Right-of-Way approximately 15 feet (15) south of Doc Holiday Avenue extending approximately two hundred eighty five (285) feet east of Helen Avenue. Said property being a portion of the south half (S $\frac{1}{2}$) of the east half (E $\frac{1}{2}$) of the north half (N $\frac{1}{2}$) of the southwest quarter (SW $\frac{1}{4}$) of Section 1, Township 20 south, range 60 east, M.D.M.

ANALYSIS

- **Planning**

Planning staff has no objection to the vacation request. No adverse effects to traffic circulation or site access would result with the proposed vacation.

- **Public Works**

A. Does this vacation request result in uniform or non-uniform right-of-way widths? *N/A as it will eliminate a portion of Doc Holiday Avenue.*

B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since this portion of Doc Holiday Avenue is not currently being used as a roadway.*

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? *The applicant, Donna M. Delacruz, would like to construct a new house on the northern portion of the parcel of land which she currently owns, APN #138-01-303-003.*

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.*

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

NOTICES MAILED 6 by City Clerk

APPROVALS 0

PROTESTS 0