



AGENDA MEMO

CITY COUNCIL MEETING DATE: AUGUST 1, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAC-21906 - APPLICANT/OWNER: D.R. HORTON

**** CONDITIONS ****

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

1. All development shall be in conformance with code requirements and design standards of all City Departments.
2. 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 rightofway 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 rightofway or easement being vacated must be retained.
3. 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 an Order of Vacation.
4. The limits of this Petition of Vacation shall be the easternmost approximately 34- foot long portion of the existing 40-foot wide public sewer and drainage easement generally located at the east end of Southern Comfort Avenue.
5. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas of 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 request is a petition to Vacate a 40-foot wide public sewer and drainage easement in a 1,371 square foot portion of the private street between lots 23 and 24, generally located at the east end of Southern Comfort Avenue.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/26/99	The City Council approved a Rezoning (Z-0001-99) from R-E (Residence Estates) to R-PD2 (Residential Planned Development 2 Units Per Acre) on a portion of this site. The Planning Commission and staff recommended denial on 02/11/99.
05/24/99	The City Council approved a Rezoning (Z-0009-99) from R-E (Residence Estates) to R-PD2 (Residential Planned Development 2 Units Per Acre) on a portion of this site. The Planning Commission recommended and staff approval on 04/15/99.
02/19/03	The City Council approved a Site Development Plan Review (SDR-1395) for a proposed 565-lot single family residential development on this site. The Planning Commission and staff recommended approval on 01/23/03.
10/23/03	The Planning Commission approved a Tentative Map for Log Cabin Ranch (TMP-3055) for the overall development parcels on this site. Staff recommendation was for approval.
08/04/04	The Planning and Development Department administratively approved a Final Map Technical Review for Log Cabin Ranch (FMP-4806) for the overall development of parcels on this site.
06/28/07	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #12/lhm).
<i>Related Building Permits/Business Licenses</i>	
N/A	No building permits required for Rights-of-Way.
<i>Pre-Application Meeting</i>	
N/A	A pre-application meeting is not required for this application.
<i>Neighborhood Meeting</i>	
N/A	A neighborhood meeting is not required, nor was one held.

Field Check	
06/05/07	Area to be vacated is small portion of road adjacent to east boundary of Log Cabin subdivision.

Details of Application Request	
Site Area	
Net Acres	0.03

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	ROW	ROW	ROW
North	Single Family Dwelling	PCD (Planned Community Development)	R-PD2 (Residential Planned Development 2 Units Per Acre)
South	Single Family Dwelling	PCD (Planned Community Development)	R-PD2 (Residential Planned Development 2 Units Per Acre)
East	Undeveloped	PR-OS (Parks / Open Space)	R-E (Residence Estates)
West	Single Family Dwelling	PCD (Planned Community Development)	R-PD2 (Residential Planned Development 2 Units Per Acre)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	N/A
Trails		X	N/A
Rural Preservation Overlay District	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

A request to vacate a portion of a 40-foot wide public sewer and drainage easement generally located at the east end of southern comfort avenue.

the above property is legally described as a forty foot (40') wide public utility and drainage easement commencing at the east right-of-way line of Southern Comfort Avenue, extending westerly approximately thirty-five feet (35'); said property being a portion of the Northeast Quarter (NE¹/₄) of the Northwest quarter (NW¹/₄) of Section 4, Township 19 South, Range 60 East, M.D.M.

A) *Planning discussion*

This Vacation is required in order to record an Amended Final Map which will eliminate this portion of Southern Comfort Avenue that is inconsistent with the approved Civil Improvement Plans. Planning has no objection to this request for a Vacation.

B) *Public Works discussion*

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 5 by City Clerk

APPROVALS 0

PROTESTS 0