



## AGENDA MEMO

CITY COUNCIL MEETING DATE: AUGUST 1, 2007  
DEPARTMENT: PLANNING AND DEVELOPMENT  
ITEM DESCRIPTION: VAC-21945 APPLICANT/OWNER: KB HOMES

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### \*\* CONDITIONS \*\*

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

#### Planning and Development

1. The limits of this Petition of Vacation shall be the public sewer and drainage easements generally located within the Oxford Commons Unit 1 and Unit 2 subdivisions.
2. This Vacation application shall be modified to also include the Public Sewer Easement granted per Document #20060324:00968.
3. A Drainage Plan and Technical Drainage Study Update must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study Update. The drainage study update required by SDR-21091 may be used to satisfy this requirement provided that it addresses the area to be vacated.
4. 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 Vacation.
5. 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.
6. All development shall be in conformance with code requirements and design standards of all City Departments

7. 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 sewer, drainage and utility easements generally located in portions of Oxford Commons, Units 1 & 2. The subdivision project is being abandoned and reverted to acreage.

**BACKGROUND INFORMATION**

<i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i>	
02/05/2003	The City Council approved an annexation (A-0035-02) of over 1,056 acres in the area bounded by Hualapai Way to the east, Grand Teton Drive to the north, Puli Road to the west and Centennial Parkway and the Beltway alignment to the south, including the subject sites of this Rezoning request. The Planning Commission recommended approval on 09/26/02. The effective date of this annexation was 02/14/03.
03/19/2003	The City Council approved a Rezoning (ZON-1520) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 317.5 acres covering 68 separate parcels in the Cliffs Edge area, and approved the related Cliffs Edge Master Development Plan to regulate development and the provision of infrastructure in the area. The Planning Commission and staff recommended approval on 02/13/03.
07/16/2003	The City Council approved a Rezoning (ZON-2184) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 704 acres covering 21 separate parcels in the Cliffs Edge area, and approved text modifications to the related Cliffs Edge Master Development Plan to address conditions of approval of ZON1520. The Planning Commission and staff recommended approval on 06/12/03.
02/18/2004	The Cliffs Edge Development Agreement (DIR-3451) was introduced to the City Council at this time. It was approved in ordinance form on 03/17/04. The Planning Commission and staff recommended approval on 01/08/04.
05/05/2004	The City Council approved a Major Modification (MOD-3955) request to the Cliff's Edge Master Development Plan to change land use designations from: Village Commercial to: Medium Low Density Residential and Medium Residential; from: Medium Residential to: Residential Small Lot; and from: Medium Low Density Residential to: Pump & Reservoir; to modify section 6.2.3 regarding retaining walls; and to modify table 1 (section 2.2) to reflect changes to the land use categories on 40 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. The Planning Commission and staff recommended approval on 04/08/04.

11/04/2004	The Planning Commission approved a request for a Site Development Plan Review (SDR-5809) for a proposed 224-unit residential condominium development on the 20.96-acre subject site adjacent to the southeast corner of Grand Teton Drive and Egan Crest Drive.
12/16/2004	The Planning Commission approved a request for a Tentative Map (TMP-5577) for a 224-unit residential condominium subdivision on 20.96 acres adjacent to the southeast corner of Grand Teton Drive and Egan Crest Drive.
04/18/2005	Landtek LLC provided a Design Guideline Certification for the project, citing compliance with the Cliffs Edge Master Development Plan, with the following comments: show preliminary grades, slopes and easements conveying drainage in compliance with the Master Drainage Study; Revise building separations and setbacks at entries and various buildings throughout the site to conform with the Master Plan Design Guidelines; Revise architectural elevations per DRC comments and submit with Tentative Map.
08/03/2005	The City Council approved a request for a Waiver of Title 18.12.130 (WVR-7115) to allow a private drive length of 165 feet where 150 feet is the maximum length allowed and a Waiver of Title 18.12.100 to allow a private street width of 35 feet where a minimum width of 39 feet is required on 20.96 acres adjacent to the southeast corner of Grand Teton Drive and Egan Crest Drive.
12/05/2005	A Final Map Technical Review (FMP-10159) was approved for Oxford Commons Unit 1 for a 6-unit residential condominium subdivision on 20.96 acres adjacent to the south side of Grand Teton Drive, east of Egan Crest Drive.
06/28/2007	<a href="#">The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #13/lhm).</a>
07/11/2007	The City Council approved a Site Development Plan Review for a proposed 492-unit multi-family residential development on 20.9 acres at the southeast corner of Egan Crest Drive and Grand Teton Drive.
<b><i>Pre-Application Meeting</i></b>	
N/A	A pre-application meeting is not required for this application nor was one held.
<b><i>Neighborhood Meeting</i></b>	
N/A	A neighborhood meeting is not required for this application nor was one held.
<b><i>Related Building Permits/Business Licenses</i></b>	
07/14/2006	Grading/clear & grub/stockpile

<b><i>Field Check</i></b>	
06/05/07	Parcel being graded.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	20.96

<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Planned Land Use</b>	<b>Existing Zoning</b>
Subject Property	Undeveloped	PCD - Planned Community Development (Medium Residential-Cliffs Edge Master Development Plan special land use designation)	PD (Planned Development)
North	Undeveloped	PCD Planned Community Development	TND (Traditional Neighborhood Development)
South	Undeveloped	PCD Planned Community Development (Residential Small Lot Cliffs Edge Master Development Plan special land use designation)	PD (Planned Development)
East	Undeveloped	PCD Planned Community Development (Residential Small Lot Cliffs Edge Master Development Plan special land use designation)	PD (Planned Development)

Development)

West	Undeveloped	PCD Planned Community Development (Residential Small Lot Cliffs Edge Master Development Plan special land use designation)	PD (Planned Development)
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<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Special Area Plan</b>			
Cliffs Edge Plan	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Special Purpose and Overlay Districts</b>		X	
<b>Trails</b>	X		Y
<b>Rural Preservation Overlay District</b>		X	N/A
<b>Development Impact Notification Assessment</b>		X	N/A
<b>Project of Regional Significance</b>		X	N/A

The property is legally described as a portion of the Northeast quarter (NE¼) of the Northeast Quarter (NE¼) of Section 13, Township 19 South, Range 59 East, M.D.M.

**ANALYSIS**

- **Planning and Development**

The current project as recorded on a Final Map as Oxford Commons is being abandoned. A reversionary map will be submitted to eliminate the lots and return the site to acreage. A Site Development Plan Review (SDR-21091) will be heard by the City Council on June 20, 2007. If approved, conditions would require that this vacation be approved and recorded in order to develop the site as reviewed. If the vacation is not approved by the City Council, then the site plan must be revised to conform to the existing right-of-way and access easement and resubmitted to the Planning and Development Department.

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

**PLANNING COMMISSION ACTION**

The applicant agreed on the record to all conditions.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**

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**ASSEMBLY DISTRICT** 13

**SENATE DISTRICT** 9

**NOTICES MAILED** 6 by City Clerk

**APPROVALS** 0

**PROTESTS** 0