

**AGENDA MEMO**

PLANNING COMMISSION MEETING DATE: NOVEMBER 29, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-24783 - APPLICANT: CENTENNIAL HILLS, LLC -
OWNER: CENTENNIAL HILLS CENTER, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: **APPROVAL**, subject to:

Planning and Development

1. Submit a sanitary sewer relocation/abandonment plan for approval by the Collection System Planning Section of the Department of Public Works, prior to the recordation of the Order of Vacation. The relocated sewer line must be constructed and active prior to the recordation of the Order of Vacation and appropriate easements granted to the City of Las Vegas.
2. 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.
3. All development shall be in conformance with code requirements and design standards of all City Departments.
4. 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.
5. 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.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Petition to Vacate a twenty-foot wide Public Sewer Easement generally located west of Grand Montecito Parkway and south of Centennial Parkway. This vacation will aid in the construction of Centennial Hills Center, a 23.5 acre commercial subdivision. Approval of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/21/2002	The City Council approved a General Plan Amendment (GPA-0019-02) for a portion of the southern boundary of the Centennial Hills Sector Town Center Plan to match the alignment of a proposed S Curve; and to amend the future land use within the revised boundary area FROM: ML (Medium-Low Density Residential), L (Low Density Residential), GC (General Commercial) and SC-TC (Service Commercial Town Center) TO: GC-TC (General Commercial Town Center), SX-TC (Suburban Mixed Use Town Center), SC-TC (Service Commercial Town Center) and PF-TC (Public Facilities Town Center) on parcels north of the proposed S Curve, south of Centennial Parkway and west of Durango Drive (APN: Multiple). The Planning Commission and staff recommended approval.
11/17/2004	The Planning Commission approved a Site Development Plan Review (SDR-4985) for a medical/professional/retail development on 22.31 acres adjacent to the southeast corner of Regena Avenue and Riley Street (APNs: 125-29-502-010, 006 and 125-29-601-002, 020). Staff recommended approval.
11/16/2005	The City Council approved a Major Modification (MOD-8064) of the Town Center Development Standards Manual to allow a building height of three stories where two stories is the maximum height allowed. Planning Commission and staff recommended approval.
12/01/2005	The Planning Commission approved a Tentative Map (TMP-9910) for a one lot commercial subdivision on 23.5 acres adjacent to the northwest corner of Durango Drive and Grand Montecito Parkway (APNs: 125-29-502-010, 125-29-601-002, 125-29-510-011 and a portion of 125-29-601-018). Staff recommended approval.
12/07/2005	The City Council approved a Site Development Plan Review (SDR-8066) related to MOD-8064 for a 239,400 square-foot office complex on 23.5 acres adjacent to the northwest corner of Grand Montecito Parkway and Durango Drive (APNs: 125-29-502-010, 125-29-601-002, 020, a portion of 125-29-601-018, and 125-29-510-011). Planning Commission and staff recommended approval.

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12/20/2005	The City Council approved a Site Development Plan Review (SDR-16952) for a 42,500 square foot shopping center on 4.49 acres at the northwest corner of Durango Drive and Grand Montecito Parkway (APN: 125-29-601-002 and 020). Planning Commission and staff recommended approval.
12/20/2006	The City Council approved a Site Development Plan Review (SDR-17404) for a drive through facility in conjunction with a bank within a proposed shopping center on 4.49 acres at the northwest corner of Durango Drive and Grand Montecito Parkway (APN: 125-29-601-002 and 020). Planning Commission and staff recommended approval.
09/19/2007	The City Council approved a Vacation (VAC-22973) for a U.S. Government Patent Easements generally located south of Regena Avenue, east of Durango Drive. The Planning Commission and staff recommended approval.
<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses associated with this site.	
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required for this application, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this application, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	4.7

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	TC (Town Center)	T-C (Town Center)
North	Undeveloped	TC (Town Center)	T-C (Town Center)
South	Undeveloped	L (Low Density Residential)	U (Undeveloped)
East	Undeveloped	TC (Town Center)	T-C (Town Center), U (Undeveloped)
West	Undeveloped, Church	L (Low Density Residential), PF (Public Facilities)	U (Undeveloped), C-V (Civic)

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<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	X		
T-C Town Center District	X		Yes
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
T-C (Town Center) District	X		Yes
Trails	X		Yes
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DESCRIPTION

The above property is generally described as follows:

A portion of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section 29, Township 19 South, Range 60 East, M.D.M.

ANALYSIS

A) Planning discussion

This Vacation will allow the development to continue on an office complex and a shopping center (SDR-8066 and SDR-16952). Planning has no objection to this request for a Vacation of a twenty foot wide Public Sewer Easement.

B) Public Works discussion

This Vacation application proposes to vacate a portion of an existing public sewer easement. As no rightofway is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to send this VAC request to the utility companies and franchise holders, nor wait for their responses. Since only City easements are involved; any utility company interests will not be affected.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 13

ED

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SENATE DISTRICT 9

NOTICES MAILED 2

APPROVALS 0

PROTESTS 0