

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: MARCH 27, 2008****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: VAC-26793 - APPLICANT/OWNER: CITY OF LAS VEGAS**

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

1. The limits of this Petition of Vacation shall be defined as the entire right-of-way widths for Juliano Road and Azure Way south of Durango Drive.
2. 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 Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by SDR-26000 may be used to satisfy this requirement provided that it addresses the area to be vacated.
3. 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.
4. All development shall be in conformance with code requirements and design standards of all City Departments.
5. 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.
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 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.

VAC-26793 - Conditions Page Two
March 27, 2008 - Planning Commission Meeting

7. 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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Vacation of a portion of Juliano Road and a portion of Azure Way generally located south of Durango Drive and Juliano Road. This application is being submitted in order to satisfy a condition of an approved Site Development Plan Review (SDR-26000) for a proposed public park project containing 26.56 acres. As these portions of right-of-way are no longer needed in their current configuration; staff recommends approval of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/20/99	The City Council approved an Amendment to the Master Plan of Streets and Highways (MSH-03-99) to establish the alignment of Durango Drive between Centennial Parkway and Tropical Parkway. This alignment created an S-Curve; the proposed Public Park is located south of this Durango realignment and Juliano Road. The Planning Commission and staff recommended approval of this request.
02/20/08	The City Council approved a General Plan Amendment (GPA-25997) to amend a portion of the Centennial Hills Sector Plan of the General Plan from L (Low Density Residential), PR-OS (Parks/Recreation/Open Space) and ML (Medium-Low Density Residential) to PF (Public Facilities). The City Council approved a Rezoning (ZON-25999) from U (Undeveloped) [PR-OS (Parks/Recreation/Open Space) and ML (Medium-Low Density Residential) General Plan Designations] and R-E (Residence Estates) to C-V (Civic). The City Council approved a Site Development Plan Review (SDR-26000) for a Public Park. The Planning Commission and Staff recommended approval of these requests.
03/27/08	The Planning Commission will hear a Vacation (VAC-26793) petition to vacate a portion of Juliano Road and a portion of Azure Way. This is a required condition of an approved Site Development Plan Review (SDR-26000).
<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses related to this request.	
<i>Pre-Application Meeting</i>	
01/31/08	A Pre-Application Meeting was conducted and the requirements for submitting a Vacation request were discussed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	

VAC-26793 - Staff Report Page Two
March 27, 2008 - Planning Commission Meeting

<i>Field Check</i>	
02/04/08	A field check was conducted and it was found that this site is currently undeveloped with an assortment of natural desert landscaping occupying the surrounding area.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.15

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	PF (Public Facilities)	C-V (Civic)
North	Undeveloped	TC (Town Center)	SX-TC (Suburban Mixed Use)
South	Vacant, Single Family Residences	RNP (Rural Neighborhood Preservation Clark County)	R-E (Rural Estates Residential Clark County)
East	Vacant, Church	TC (Town Center) and PF (Public Facilities)	SC-TC (Service Commercial) and C-V (Civic)
West	Las Vegas Valley Water District Facility, Single Family Residences	ML (Medium-Low Density Residential), RNP (Rural Neighborhood Preservation Clark County)	P-F (Public Facility), R-E (Rural Estates Residential Clark County)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
C-V (Civic 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

VAC-26793 - Staff Report Page Three
March 27, 2008 - Planning Commission Meeting

LEGAL DESCRIPTION:

A request has been received from the city of Las Vegas to vacate a portion of Juliano Road and a portion of Azure Way generally located on the south half of Durango Drive and Juliano Road.

The above property is legally described as a portion of the West Half (W $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the northwest quarter (NW $\frac{1}{4}$) of the northeast quarter (NE $\frac{1}{4}$) of Section 29, Township 19 South, Range 60 East, M.D.M..

ANALYSIS

- **Planning and Development**

A Site Development Plan Review (SDR-26000) approval required that this Vacation be approved and recorded in order to develop the site as planned. The subject site is developing differently than originally planned, therefore these rights-of-way are no longer needed. As no adverse affects to traffic circulation or site access would result with the proposed Vacation, staff recommends approval of this request.

- **Public Works**

We present the following information concerning this request to vacate certain public street ROW:

- A. Does this vacation request result in uniform or non-uniform right-of-way widths? *Uniform as it will completely eliminate Juliano Road and Azure Way south of Durango Drive.*
- B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, they are not constructed right-of-way.*
- C. Does it appear that the vacation request involves only excess right-of-way? *Yes, it is to eliminate rights-of-way that are not needed for road purposes.*
- D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, a City of Las Vegas park, SDR-26000.*
- 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.*

March 27, 2008 - Planning Commission Meeting

NOTICES MAILED 2

APPROVALS 0

PROTESTS 0