



AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 16, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-26629 - APPLICANT: GREAT AMERICAN CAPITAL -
OWNER: SMOKE RANCH DEVELOPMENT, LLC

**** CONDITIONS ****

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

1. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas and an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.
2. All development shall be in conformance with the code requirements and design standards of all City Departments.
3. The limits of this Petition of Vacation shall be the 10-foot wide Public Drainage Easement granted on the Parcel Map recorded as File 109 Page 50 (PMP-4315).
4. The submitted Drainage Plan and Technical Drainage Study Update must be approved by the Department of Public Works prior to the recordation of the Order of Vacation. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.
5. 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.
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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This Vacation application proposes to vacate a portion of an existing public drainage easement located 1265 feet east of the southeast corner of North Buffalo Drive and Smoke Ranch Road. 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. Since this easement is no longer needed staff is recommending approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/27/90	The Board of Zoning Adjustment approved a Special Use Permit (U-0225-90) to allow a church on the subject property.
02/18/04	The City Council approved a request for a General Plan Amendment (GPA-3455) to amend a portion of the Southwest Sector Plan of the General Plan from ML (Medium-Low Density Residential) to O (Office) on 2.67 acres at 7401 Smoke Ranch Road. The Planning Commission failed to reach a supermajority vote, which is tantamount to a recommendation of denial, on 01/22/04. Staff had recommended approval.
02/18/04	The City Council approved requests for a Rezoning (ZON-3456) from U (Undeveloped) to P-R (Professional Office and Parking) and for a Site Development Plan Review (SDR-3457) for a 31,555 square-foot office building on the subject site. The Planning Commission and staff recommended approval on 01/22/04.
05-17/06	The City Council concurrently considered and approved companion requests for a General Plan Amendment (GPA-10776) to a SC (Service Commercial) land use designation, a Rezoning (ZON-10778) to a C-1 Zoning District, a Variance (VAR-10780) for reduction of landscape buffering, a Variance (VAR-10781) for residential adjacency, and a Site Development Plan Review (SDR-10784) for a Mixed-Use development consisting of 25 residential units and 13,243 square feet of office space and a Special Use Permit (SUP-10783) for a mixed use development. The Planning Commission recommended approval on 3/23/06 and staff recommended denial.
03/13/08	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #15/leh).
<i>Neighborhood Meeting</i>	
No meeting was required, nor was one held.	
<i>Field Check</i>	
02/15/08	Nothing of note was observed on the site.

Details of Application Request	
Site Area	
Gross Acres	2.72

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	O (Office)	U (Undeveloped) [O (Office)] under Resolution of Intent to P-R (Professional Office and Parking)
North	Church	ML (Medium-Low Density Residential)	U (Undeveloped) [ML (Medium-Low Density Residential)]
South	Ball Fields	PR-OS (Parks, Recreation, Open Space)	C-V (Civic)
East	High School	PF (Public Facilities)	C-V (Civic)
West	Single Family Dwellings	ML (Medium-Low Density Residential)	R-CL (Single Family Compact-Lot)

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

LEGAL DESCRIPTION

A request has been received from Great American Capital on behalf of Smoke Ranch Development, LLC, to Vacate a 10-foot wide public drainage Easement generally located 1,265 feet east of the southeast corner of North Buffalo Drive and Smoke Ranch Road.

The above property is legally described as a portion of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section 22, Township 20 South, Range 60 East, M.D.M.

ANALYSIS

The subject site is an L-shaped parcel which is a remnant parcel from the original, now fully developed adjacent parcel. There is an approved Site Development Plan Review (SDR-10784) which includes a three-story structure with 15,204 square feet of office space on the main level and 21 two-story residential units on the second and third floors, except for the extreme west end of the building, which will be one story in height. Access to the site is solely via Smoke Ranch Road, a 100-foot wide Primary Arterial. The office building will be located in the center of the wider portion of the site with parking located to the north and to the south (where 22 spaces against the building are covered and intended primarily for the residential units) of the building. The office building will be accessed from a 376-foot long, 24-foot wide, two-way driveway from Smoke Ranch Road. Two trash enclosures are found in the southeastern corner of the property, away from any sensitive uses.

The applicant asserts that this Vacation is necessary for the development of the site to move forward. Staff recommends approval.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 0

ASSEMBLY DISTRICT 37

SENATE DISTRICT 6

NOTICES MAILED 7 by City Clerk

APPROVALS 0

PROTESTS 0