City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 8, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-27447 - APPLICANT/OWNER: HOTSPUR RESORTS NEVADA, LTD

** CONDITIONS **

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

1. The limits of this Petition of Vacation shall be the ingress/egress right-of-way generally located on the west side of Rampart Boulevard, approximately 340 feet north of Canyon Run Drive.

2. A public sewer easement shall be retained overlying the existing public sewer.

3. No portion of existing public drainage easement per Doc: 940119:01045 shall be vacated.

4. 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 the Order of Vacation.

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. Only for R.O.W. vacations.

6. All development shall be in conformance with code requirements and design standards of all City Departments.

7. 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 right-of-way or easement being vacated must be retained.

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8. 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 ingress/egress easements located at 221 North Rampart Boulevard. The Vacation of these easements is a required condition for a Parcel Map (PMP-6436). Approval of this Vacation will allow for the requested Parcel Map to continue through the review process; therefore as these ingress/egress easements are no longer needed, staff recommends approval of this request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
06/03/87	The City Council approved a request to Rezone (Z-0044-87) the subject property from N-U (Non-Urban) to PC (Planned Community) zone. The proposed use was for the large mixed-use Summerlin development with residential and commercial areas.
07/17/96	The City Council approved a Special Use Permit (U-0054-96) to allow a proposed two-story 50,000 square foot casino and a 300 room hotel at the southwest corner of Summerlin Parkway and Rampart Boulevard. The Planning Commission and staff recommended approval.
07/11/97	The City Council approved an Extension of Time [U-0054-96(1)] for an approved Special Use Permit (U-0054-96) to allow a proposed two-story 50,000 square foot casino and a 300 room hotel at the southwest corner of Summerlin Parkway and Rampart Boulevard. The Planning Commission and staff recommended approval.
10/27/97	The City Council approved a Request for an Amendment [U-0054-96(2)] to an approved Special Use Permit to allow a second, six-story 300-room hotel tower totaling 452,560 square feet and a four-story 1,000 space parking garage. The Planning Commission and staff recommended denial.
01/12/98	The City Council approved a Petition to Vacate (VAC-42-97) a City of Las Vegas access easement generally located on the southwest corner of Summerlin Parkway and Rampart Boulevard. The Planning Commission and staff recommended approval.
05/16/01	The City Referral Group approved a Summerlin Site Development Plan Review (SV-0009-01) for the installation of a Wireless Communications Facility.
05/15/02	The City Referral Group approved a Summerlin Site Development Plan Review (SV-0004-02) for a 31,000 square foot addition to an existing resort located at 221 North Rampart Boulevard.

09/18/02	The Planning and Development Department administratively approved a Site Development Plan Review (SDR-19917) to allow cellular panel antennas to be flush mounted to the face of the parking structure located at 221 North Rampart Boulevard.
04/01/05	A request for a Parcel Map (PMP-6436) for a three-lot subdivision was submitted to the City of Las Vegas. The final mylar was submitted to the Planning and Development Department 03/23/06.
12/07/05	The City Council approved a Special Use Permit (SUP-9416) for a proposed automobile rental in an existing hotel at 221 North Rampart Boulevard. The Planning Commission and staff recommended approval.
10/11/07	The Planning and Development Department administratively approved a Site Development Plan Review (SDR-24664) to allow a proposed replacement of cellular antennas located on an existing 58-foot tall hotel at 221 North Rampart Boulevard.
Related Building Permits/Business Licenses	
08/01/02	A building permit (#02013819) was issued to allow for conversion of a buffet restaurant to a meeting room at 221 North Rampart Boulevard. The permit was finaled on 09/26/02.
01/29/03	A building permit (#03001737) was issued to allow a tenant improvement for a coffee house at 221 North Rampart Boulevard. The permit was finaled on 04/10/03.
03/21/03	A business license (#M12-00837) was issued to allow Massage Therapy at 221 North Rampart Boulevard.
04/09/03	A building permit (#03007061) was issued to allow for the relocation of an exterior sign at 221 North Rampart Boulevard. The permit was finaled on 07/11/03.
01/23/04	A business license (#C05-02304) was issued to allow Retail Tobacco sales at 221 North Rampart Boulevard.
02/27/04	A building permit (#04004286) was issued for an interior remodel at 221 North Rampart Boulevard. The permit was finaled on 04/20/04.
10/08/04	A building permit (#04020484) was issued for a hair salon tenant improvement at 221 North Rampart Boulevard. The permit was finaled on 07/13/05.
02/01/05	A building permit (#05000570) was issued for a sign at 221 North Rampart Boulevard. The permit was finaled on 02/17/05.
04/18/05	A building permit (#05002398) was issued for suite conversions at 221 North Rampart Boulevard. The permit was finaled on 08/05/05.
07/08/05	Business licenses were issued to allow a Resort Hotel (#H06-00021), a Massage Establishment (#M03-00059) and a Liquor Caterer (#L18-00013) at 221 North Rampart Boulevard.
08/24/05	A building permit (#05006044) was issued for a parking lot expansion at 221 North Rampart Boulevard. The permit was finaled on 08/22/06.

09/30/05	A business license (#G08-00052) was issued to allow Nonrestricted Gaming at 221 North Rampart Boulevard.
11/16/05	A building permit (#05007990) was issued for a tenant improvement remodel. The permit was finaled on 04/17/06.
02/15/06	A building permit (#06001219) was issued for a sewage ejector loading dock at 221 North Rampart Boulevard. The permit was finaled on 06/16/06.
05/01/06	A business license (#L19-00009) was issued to allow a Restaurant Service Bar at 221 North Rampart Boulevard.
07/14/06	A business license (#A19-00147) was issued to allow a Rental Car Agency at 221 North Rampart Boulevard.
03/15/07	A business license (#M12-01452) was issued to allow a Massage Therapist at 221 North Rampart Boulevard.
10/03/07	A business license (#M12-01474) was issued to allow a Massage Therapist at 221 North Rampart Boulevard.
11/07/07	A business license (#B05-03073) was issued to allow a Beauty Establishment at 221 North Rampart Boulevard.
02/12/08	A business license (#L16-00254) was used to allow a Tavern at 221 North Rampart Boulevard.
Pre-Application Meeting	
A pre-application meeting is not required for this request, nor was one held.	
Neighborhood Meeting	
A neighborhood meeting is not required for this request, nor was one held.	
Field Check	
04/03/08	A field check was performed at the subject property. The ingress/egress easement was noted as intact, fully paved and well maintained.

Details of Application Request	
Site Area	
Gross Acres	49.74

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Resort/Casino	SC (Service Commercial)	P-C (Planned Community District)
North	Summerlin Parkway	R.O.W (Right-of-Way)	R.O.W (Right-of-Way)
South	Condominiums	SC (Service Commercial)	P-C (Planned Community District)
East	Angel park Golf Club	PR-OS (Parks/Recreation/ Open Space)	C-V (Civic District)
West	Park/Trail System	PR-OS (Parks/Recreation/ Open Space)	P-C (Planned Community District)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan			
Summerlin	X		Y
Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts			
P-C Planned Community District	X		Y
G-O Gaming Enterprise Overlay District	X		Y
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

DESCRIPTION

The above property is legally described as follows:

A portion of the Southwest Quarter (SW ¼) of Section 29, Township 20 South, Range 60 East, M.D.M.

ANALYSIS

A) Planning discussion

The proposed Vacation of ingress/egress easements is a required condition of Parcel Map (PMP-6436). Approval of this request will allow the recording of a three-lot Parcel Map. These ingress/egress easements are no longer needed in their current configuration; therefore staff recommends approval of this request.

B) Public Works discussion

Public Works notes that this Vacation application was required by Parcel Map PMP-6436, Condition Number Three. The City of Las Vegas no longer accepts public ingress/egress easements and/or right-of-way for the purpose of handicap accessibility.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 4

ASSEMBLY DISTRICT

SENATE DISTRICT

NOTICES MAILED 4

APPROVALS 0

PROTESTS 0