



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 26, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAC-28087 - APPLICANT: GREEN STREET PROPERTIES - OWNER: SOUTHWEST DESERT EQUITIES, LLC, DESERT HILLS PROPERTIES, LLC & BRAIN SURGERY, LLC

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, subject to:

1. The limits of this Petition of Vacation shall be the U.S. Government Patent Easements for the remaining portions of Echelon Point Drive not included with Vacation Application VAC-25759.
2. This Vacation Application shall record concurrently with VAC-25759.
3. Prior to the recordation of the Order of Relinquishment of Interest, dedicate a minimum 40 feet of right-of-way for Deer Springs Way, a 20-foot radius corner at the southwest corner of Deer Springs Way and Conquistador Street, 25 feet of right-of-way for Conquistador Street including the area needed for a cul-de-sac meeting current City standards and either the full width or half street width necessary for Echelon Point Drive including the area needed for a cul-de-sac meeting current City standards. Alternatively, the requirement to dedicate Echelon Point Drive may be eliminated if the applicant dedicates 47 feet of right-of-way for the street along the southern boundary of this site shown as Proposed Street and provides a signed and notarized affidavit from the owner of Assessors Parcel No. 125-19-301-010 stating they are in support of the proposed Providence Square site plan, AND a copy of a recorded perpetual, irrevocable access easement in favor of this parcel, to the Development Coordination Section of the Department of Public Works prior to the issuance of any permits, submittal of any construction drawings, or the submittal of a Map subdividing this site, whichever may occur first.
4. Coordinate with the Collection Systems Planning section of the Department of Public Works to grant an appropriate sewer easement providing public sewer access to Assessor Parcel Number 12519-301-010 prior to the recordation of this Petition of Vacation.
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 Relinquishment of Interest.
6. All development shall be in conformance with code requirements and design standards of all City Departments.

VAC-28087 - Conditions Page Two
June 26, 2008 - Planning Commission Meeting

7. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, the 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 being vacated must be retained.

8. If the Order of Relinquishment of Interest 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 is a request to Vacate U.S. Government Patent Easements, generally located approximately 940 feet from the southeast corner of Deer Springs Way and Hualapai Way. This request is a petition to remove the remaining portions of U.S. Government Patent Easements, which were not completely vacated during a previous Vacation (VAC-25759). The Vacation of these easements will facilitate the development of an approved 205,000 square-foot retail development. As these U.S. Government Patent Easements 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>	
02/16/07	Effective date of Annexation (ANX-12215) of 207.83 acres including the subject site.
04/16/08	The City Council approved a Rezoning (ZON-25758) from U (Undeveloped) [PCD (Planned Community Development)] to PD (Planned Development) on 23.62 acres at the southeast corner of Hualapai Way and Deer Springs Way. The City Council approved a Site Development Plan Review (SDR-25760) on 23.62 acres at the southwest corner of Hualapai Way and Deer Springs Way for a proposed 205,000 square-foot retail development. The City Council approved a Vacation (VAC-25759) of U.S. Government Patent easements generally located east of Hualapai Way and south of Deer springs Way. The Planning Commission recommended approval whereas staff recommended denial of these requests.
06/04/08	The City Council approved a General Plan Amendment (GPA-20465) to amend a portion of the Centennial Hills Sector Plan of the Master Plan from R (Rural Density Residential) to PCD (Planned Community Development) on 23.3 acres at the southwest corner of Hualapai Way and Deer Springs Way.
<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses related to this request.	
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required for a Vacation request, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	

VAC-28087 - Staff Report Page Two
 June 26, 2008 - Planning Commission Meeting

Field Check	
05/21/08	A field check was conducted and found that the subject site is currently undeveloped with natural desert landscaping.

Details of Application Request	
Site Area	
Gross Acres	23.62

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	PCD (Planned Community Development)	U (Undeveloped)
North	Undeveloped, Clark County 215 Beltway	RNP (Rural Neighborhood Preservation Clark County)	Unincorporated Clark County R-E (Residential Estates)
South	Undeveloped	R (Rural Density Residential) and ROW (Right-of-Way)	Unincorporated Clark County R-E (Residential Estates) and Unincorporated Clark County Parcel Right-of-Way
East	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)
West	Undeveloped	R (Rural Density Residential) and PF-CC (Public Facility Clark County)	U (Undeveloped) and Unincorporated Clark County R-E (Residential Estates)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	NA
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
PCD Planned Community Development	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

VAC-28087 - Staff Report Page Three
June 26, 2008 - Planning Commission Meeting

DESCRIPTION

A request has been received from Green Street Properties on behalf of Southwest Desert Equities, LLC, Desert Hills Properties, LLC & Brain Surgery, LLC to Vacate U.S. government patent easements generally located 940 feet from the southeast corner of Deer Springs Way and Hualapai Way.

The above property is legally described as follows:

The south thirty-three feet (33') of the East Half (E $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 19, Township 19 South, Range 60 East, M.D.M.

The south thirty-three feet (33'), excepting the east twenty-five (25') feet of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 19, Township 19 South, Range 60 East, M.D.M.

The north thirty-three feet (33'), excepting the east twenty-five (25') feet of East Half (E $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 19, Township 19 South, Range 60 East, M.D.M.

ANALYSIS

A) Planning discussion

This is a request to Vacate U.S. Government Patent Easements, generally located approximately 940 feet from the southeast corner of Deer Springs Way and Hualapai Way. This request is a petition to remove the remaining portions of U.S. Government Patent Easements, which were not completely vacated during a previous Vacation (VAC-25759). The Vacation of these easements will facilitate the development of an approved 205,000 square-foot retail development. As these easements U.S. Government Patent Easements are no longer needed in their current configuration, staff recommends approval of this request.

B) Public Works discussion

The Public Works Department has no objection to the vacation application request to vacate U.S. Government Patent Reservations generally located east of Hualapai Way and south of Deer Springs Way, however, dedication of right-of-way will be necessary prior to relinquishment to ensure legal parcel access is maintained.

VAC-28087 - Staff Report Page Four
June 26, 2008 - Planning Commission Meeting

NOTICES MAILED 11

APPROVALS 0

PROTESTS 0