



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: PARDEE HOMES OF NEVADA, INC., - OWNER: HOF FINANCIAL I, LLC.

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
VAC-39018	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

VAC-39018 CONDITIONS

1. The limits of this Petition of Vacation shall be the U.S. Government Patent Easements generally located approximately 300 feet northwest of the intersection of Shaumber Road and Centennial Parkway.
2. All development shall be in conformance with code requirements and design standards of all City Departments.
3. 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 right-of-way 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 being vacated must be retained.
4. 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.

YK

Staff Report Page One
September 23, 2010 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant proposes to vacate two U.S. Government patent easements generally located approximately 300 feet northwest of the intersection of Shaumber Road and Centennial Parkway. The request is needed to develop a 106-lot residential development within POD 307 of the Cliff's Edge Master Development. Access streets for this parcel are shown on the site plan of a previously approved Tentative Map (TMP-38575). Staff recommends approval, with conditions, as the previously approved Tentative Map addresses access and drainage issues. If denied, the approved development could not move forward, as an Order of Relinquishment of Interest must be recorded prior to approval of construction plans or issuance of a building permit.

ISSUES

- A Vacation is required in order for the 106 lot single-family residential development to proceed as planned and approved in TMP-38575.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
02/14/03	The City Council approved an Annexation (A-0035-02) request for 1,056.68 acres generally located between Hualapai Way on the east, Puli Road on the west, Grand Teton Drive on the north and Centennial Hill Parkway on the south.
02/18/04	The City Council approve a request for a Rezoning (ZON-3241) from: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to: PD (Planned Development) on 90.0 acres generally located between Grand Teton Drive, Centennial Parkway, Hualapai Way and the Corporate City Limits.
11/16/05	The City Council approved a General Plan Amendment (GPA-9137) to amend portions of the Cliff's Edge Master Development Plan from: PR-OS (Parks/Recreation/Open Space) and PF (Public Facilities) to: PCD (Planned Community Development) and a request for a Major Modification (MOD-9174) to the Cliff's Edge Master Development Plan and Design..
07/29/10	The City Council approved a Tentative Map (TMP-38575) and a Waiver (WVR-38578) for a 106 lot single-family residential development.

Staff Report Page Two
September 23, 2010 - Planning Commission Meeting

<i>Most Recent Change of Ownership</i>	
12/22/09	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>
No building permits or business licenses are on file.

<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, nor was one held.

Field Check	
08/19/10	Staff conducted a field check of the subject property. The property was undeveloped and well maintained.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	16.92 acres

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Undeveloped	PCD (Planned Community Development)	Cliff's Edge RSL (Residential Small Lot up to 15 Du/Ac)
North	Undeveloped	PCD (Planned Community Development)	Cliff's Edge RSL (Residential Small Lot up to 15 Du/Ac)
South	Undeveloped and Condominiums	PCD (Planned Community Development)	U (PCD) Undeveloped and R-4 (High Density Residential)
East	Undeveloped	PCD (Planned Community Development)	Cliff's Edge M (Medium Residential up to 25 Du/Ac)
West	Undeveloped	RC (Residential Community)	Unincorporated Clark County

Staff Report Page Three
September 23, 2010 - Planning Commission Meeting

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area			
Cliff's Edge	X		Y
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
PD (Planned Development) District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

LEGAL DESCRIPTION

The subject property is legally described as the West, North and East 33.00 feet of the East half (E½) of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section 24, Township 19 South, Range 59 East, M.D.M., City of Las Vegas, Clark County, Nevada, as reserved in the patent recorded in book 20040819, Instrument No. 02260, Clark County Official Records.

ANALYSIS

The patent easements proposed to be vacated are located within the Cliff's Edge Master Plan but Vacations are not directly referred to in the document and thus has no bearing on this request.

Staff has no objection to the vacation application request to relinquish the City's interests in U.S. Government Patent Reservations generally located approximately 300 feet northwest of the intersection of Shaumber Road and Centennial Parkway. As no right-of-way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to send this Vacation request to the utility companies and franchise holders, nor wait for their responses. Since only City interests are involved, any utility company's interests will need to be addressed with each respective utility company and will not be affected by the City relinquishing its interest.

These two U.S. Government Patent Easements are no longer needed for this parcel as drainage and access has been addressed in the previously approved Tentative Map (TMP-38575) and Waiver (WVR-38578). This project is located within a PD (Planned Development) district and meets the criteria set forth in the Cliff's Edge Master Plan. Staff supports the single-family residential subdivision, and therefore has no objection to the requested petition to vacate the subject Patent Easements in Providence POD 307.

Staff Report Page Four
September 23, 2010 - Planning Commission Meeting

NOTICES MAILED 5

APPROVALS 0

PROTESTS 0