



## AGENDA MEMO

**PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2010**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: APPLICANT/OWNER: ACQUEST VEGAS, LLC**

### \*\* STAFF RECOMMENDATION(S) \*\*

| <i>CASE<br/>NUMBER</i> | <i>RECOMMENDATION</i>                             | <i>REQUIRED FOR<br/>APPROVAL</i> |
|------------------------|---------------------------------------------------|----------------------------------|
| VAC-39118              | Staff recommends APPROVAL, subject to conditions: |                                  |

### \*\* CONDITIONS \*\*

## VAC-39118 CONDITIONS

1. The limits of this Petition of Vacation shall be a twenty-foot wide Public Drainage Easement as granted per document numbers 20090213:03814, 20090213:03812, and 20090213:03815 excluding those portions being granted with Parcel Map PMP-38816 on property generally located at the southeast corner of Rancho Drive and Alexander Road.
2. Appropriate alternative drainage easements shall be granted prior to the recordation of this Petition of Vacation.
3. All development shall be in conformance with code requirements and design standards of all City Departments.
4. 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 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 or easement being vacated must be retained.

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|----|
| YK |
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- 5.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**

The applicant proposes to vacate a drainage easement that is no longer required due to the development of Rancho Drive and Alexander Road. The area proposed to be vacated is 20 feet wide and approximately 400 feet south of the centerline of Alexander Road. Staff recommends approval, with conditions, as the drainage easement is no longer required for the area. If denied, the easement would remain.

**ISSUES**

- The Vacation is needed in order to fully develop the three parcels for a Veteran's Clinic. The easement is no longer required as the drainage for the area has been addressed by the fully developed adjacent roadways, as well as the approved Site Development Plan Review (SDR-36432).

**BACKGROUND INFORMATION**

| <b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc</i></b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|--------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 05/12/64                                                                 | The City Council approved an Annexation (A-002-64) request for a large portion of land in the northwest section of the valley including the parcels of this application.                                                                                                                                                                                                                                                                                                                                   |
| 04/02/03                                                                 | The City Council approved a General Plan Amendment (GPA-1363) request to amend portions of the Centennial Hills Sector Plan and the Southwest Sector Map from: GC (General Commercial), SC (Service Commercial) and DR (Desert Rural) to: GC (General Commercial), O (Office), PF (Public Facility), ML (Medium-Low Density Residential) and DR (Desert Rural) on property located on, or in close proximity to, both sides of Rancho Drive from Vegas Drive to the northern City limits at Moccasin Road. |
| 01/06/10                                                                 | The City Council approved a Site Development Plan Review (SDR-36432) request for a proposed 38,000 square-foot clinic with waivers of building placement standards and perimeter landscape buffers. The Planning Commission and staff recommended approval.                                                                                                                                                                                                                                                |

| <b><i>Most Recent Change of Ownership</i></b> |                                                                                           |
|-----------------------------------------------|-------------------------------------------------------------------------------------------|
| 05/27/10                                      | A deed was recorded for a change in ownership of all three parcels to Acquest Vegas, LLC. |

YK

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| <b><i>Related Building Permits/Business Licenses</i></b> |                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 07/01/10                                                 | A Civil Permit (L-38756) was issued for a proposed 38,000 square-foot clinic with waivers of building placement standards and perimeter landscape buffer standards to allow a buffer width of six-feet along a portion of the east perimeter where eight-feet is required and zero-feet between the sidewalk and back of curb along arterial streets (Alexander Road and Rancho Drive) where five-feet is required. |

| <b><i>Pre-Application Meeting</i></b>                                             |
|-----------------------------------------------------------------------------------|
| A pre-application meeting is not required for this application, nor was one held. |

| <b><i>Neighborhood Meeting</i></b>                        |
|-----------------------------------------------------------|
| A neighborhood meeting is not required, nor was one held. |

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

| <b><i>Details of Application Request</i></b> |           |
|----------------------------------------------|-----------|
| <b><i>Site Area</i></b>                      |           |
| Net Acres                                    | 8.5 acres |

| <b><i>Surrounding Property</i></b> | <b><i>Existing Land Use Per Title 19.04</i></b> | <b><i>Planned or Special Land Use Designation</i></b> | <b><i>Existing Zoning District</i></b>  |
|------------------------------------|-------------------------------------------------|-------------------------------------------------------|-----------------------------------------|
| Subject Property                   | Undeveloped                                     | GC (General Commercial)                               | C-2 (General Commercial)                |
| North                              | Undeveloped                                     | (ML) Medium-Low Density Residential                   | (Undeveloped) Medium-Low Density        |
| South                              | Shops                                           | SC (Service Commercial)                               | C-2 (General Commercial)                |
| East                               | Undeveloped and Office                          | O (Office) and SC (Service Commercial)                | O (Office) and C-1 (Limited Commercial) |
| West                               | Undeveloped and Mini Storage                    | SC (Service Commercial)                               | C-2 (General Commercial)                |

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| <i><b>Special Purpose and Overlay Districts</b></i> | <i><b>Yes</b></i> | <i><b>No</b></i> | <i><b>Compliance</b></i> |
|-----------------------------------------------------|-------------------|------------------|--------------------------|
| <b>Special Purpose and Overlay Districts</b>        |                   |                  |                          |
| A-O (Airport Overlay 105') District                 | X                 |                  | Y                        |
| <b>Trails</b>                                       |                   | X                | N/A                      |
| <b>Rural Preservation Overlay District</b>          |                   | X                | N/A                      |
| <b>Las Vegas Redevelopment Plan Area</b>            |                   | X                | N/A                      |
| <b>Development Impact Notification Assessment</b>   |                   | X                | N/A                      |
| <b>Project of Regional Significance</b>             |                   | X                | N/A                      |

## **ANALYSIS**

The complete build-out of the Rancho Drive and Alexander Road Rights-of-Way has rendered the need for this drainage easement obsolete and therefore, the applicant is requesting that it be vacated in order to develop the parcels as a Veteran's Clinic. Although the project is within the Airport Overlay, this request is not impacted by the 105-foot height limit. Staff supported the clinic development and therefore has no objection to the requested petition to vacate the subject drainage easement.

This Vacation application proposes to vacate an existing 20-foot wide public drainage easement. As no right-of-way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to send this 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.

**NOTICES MAILED** 45

**APPROVALS** 0

**PROTESTS** 0