



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 9, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
VAC-42246	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

VAC-42246 CONDITIONS

1. The limits of this Petition of Vacation shall be defined as all the public streets and unused public easements granted with "Summerlin Village 24 Parcel A Silver Creek A common-interest community" recorded as Book 135 Page 71 of Plats.
2. Reserve a Public Sewer Easement across all rights-of-way to be vacated. Alternatively, meet with the Sanitary Sewer Planning Section of the Department of Public Works to determine where public sewer alignments must be reserved.
3. Coordinate with the Land Development Section of the Department of Building and Safety to determine how to close, abandon, or modify all open permits related to this site prior to the mylar submittal of this map. Comply with the recommendations of the Land Development Section.
4. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of this Final Map. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.
5. The Order of Vacation shall record concurrent with the recordation of a Reversionary Map. The recordation of a map such as FMP-42158 may be used to satisfy this condition.
6. 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.

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7. All development shall be in conformance with code requirements and design standards of all City Departments.
8. 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.
9. 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 7.24 acres of public street right-of-way within a residential subdivision generally located at the southwest corner of Crossbridge Drive and Sky Vista Drive. This request is required for reversion to acreage of approximately 42.98 acres. Reversion of this subdivision back to acreage would allow future development of the site in conformance to the Summerlin Development Standards Manual. Staff recommends approval, with conditions. If denied, the approved residential subdivision could not be reverted back to acreage and the submitted Final Map (FMP-42158) could not be approved.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
01/27/97	The City Council approved a request for Annexation [A-0020-96(A)] for 8,318 acres of property located along the west side of the Beltway, between Charleston Boulevard and Lake Mead Boulevard, including the subject site, with an effective date of 02/28/97. The Planning Commission and staff recommended approval.
	The City Council approved a Development Agreement (DA-0001-96) for this site as a part of a larger request. The Planning Commission and staff recommended approval.
	The City Council approved a request for Rezoning (Z-0119-96) on 8,318 acres of property located along the west side of the Beltway, between Charleston Boulevard and Lake Mead Boulevard, including the subject site, from N-U (Non-Urban) to P-C (Planned Community). The Planning Commission and staff recommended approval.
05/05/04	The City Council approved a Master Development Review (MDR-3867) to establish land use designations within Summerlin Village 24, comprising 502 acres adjacent to the west side of Sky Vista Drive, between Alta Drive and Charleston Boulevard. The Planning Commission and staff recommended approval.
05/13/04	The Planning Commission approved a request for a Tentative Map (TMP-4175) for a 20-lot mixed-use subdivision on 502.2 acres adjacent to the west side of Sky Vista Drive, between Alta Drive and Charleston Boulevard (a portion of APN: 137-22-000-010).
05/19/04	The City Council approved a revision (DIR-3934) to the Summerlin Development Standards Manual, dated February 10, 2004. The Planning Commission and staff recommended approval.

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07/13/06	The Planning Commission approved a request for a Tentative Map (TMP-13892) for a 246-lot residential development on 40.1 acres at the intersection of Charleston Boulevard and Sky Vista Drive.
01/18/07	A Final Map (FMP-14224) was submitted for a 237-lot single-family residential subdivision on 42.99 acres at the southwest corner of Crossbridge Drive and Sky Vista Drive. The Final Map was recorded on 02/08/07.
06/22/11	A Final Map (FMP-42158) was submitted review for reversion to acreage of approximately 42.98 acres at the southwest corner of Crossbridge Drive and Sky Vista Drive. The application is currently in review.

<i>Most Recent Change of Ownership</i>	
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12/18/97	A deed was recorded for a change in ownership.
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<i>Related Building Permits/Business Licenses</i>
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No building permits or business licenses have been issued for this subdivision.

<i>Pre-Application Meeting</i>

A pre-application meeting is not required, nor was one held.

<i>Neighborhood Meeting</i>

A Neighborhood Meeting is not required, nor was one held.

<i>Field Check</i>

06/30/11	A site visit by staff noted an undeveloped residential subdivision that is clean and free of debris.
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<i>Details of Application Request</i>
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<i>Site Area</i>

Net Acres	7.24
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<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Undeveloped	SF3 (Single Family Detached)	P-C (Planned Community)
North	Undeveloped	SF3 (Single Family Detached)	P-C (Planned Community)

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South	Undeveloped	Red Rock Conservation Area	P-C (Planned Community)
East	Single Family Residential	SF3 (Single Family Detached)	P-C (Planned Community)
West	Undeveloped	COS (Community Open Space)	P-C (Planned Community)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area			
Summerlin	X		Y
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
P-C (Planned Community) 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 following:

The street right-of-way as dedicated per that certain Final Map Titled “Summerlin Village 24 Parcel A Silver Creek, a common-interest community”, recorded in Book 135, Page 71 of plats on file at the Clark County, Nevada Recorder’s Office, described as Desert Bridge Avenue, Middle Creek Street, Elmstone Place, Riverlawn Place, Bruckner Lane, Keyport Lane, Fanwood Lane, Glenhaven Place, Valley Chase Avenue, Cherry Glen Place, Haven Oaks Place and Bluffwood Place.

ANALYSIS

This is a request to Vacate 7.24 acres of public street right-of-way within a residential subdivision associated with Summerlin Village 24, Parcel A, Silver Creek generally located at the southwest corner of Crossbridge Drive and Sky Vista Drive. The applicant has indicated that the Vacation is necessary to process a Reversionary Final Map (FMP-42158) to convert the mapped lots within Book 135, Page 71 back to acreage.

As no conflicts with any city requirements would be created by vacation, staff recommends approval of the Petition to Vacate, with conditions.

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The Department of Public Works presents the following information concerning this request to vacate certain public street rights-of-way.

- A. Does this vacation request result in uniform or non-uniform right-of-way widths? *It will result in the elimination of public streets internal to a subdivision that has requested to revert to acreage the previously subdivided land which created the public streets.*
- B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since this is internal to a subdivision.*
- C. Does it appear that the vacation request involves only excess right-of-way? *Yes. If the previously recorded subdivision is reverted to acreage all public streets will be considered excess right-of-way.*
- D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, a request to revert "Summerlin Village 24 Parcel A Silver Creek" to acreage has been submitted under FMP-42158.*
- E. Does this vacation request eliminate public street access to any abutting parcel? *No.*
- F. Does this vacation request result in a conflict with any existing City requirements? *No.*
- G. Does the Department of Public Works have an objection to this vacation request? *No.*

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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NOTICES MAILED

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APPROVALS

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PROTESTS

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