



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 4, 2014

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: CITY OF LAS VEGAS - OWNER: RICHMOND AMERICAN HOMES OF NEVADA, INC.

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
VAC-56260	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

VAC-56260 CONDITIONS

1. The limits of this Petition of Vacation shall be described as the public fire hydrant, public streetlight, Traffic Signal, conduit and appurtenance easements adjacent to Leon Avenue and Iron Mountain Road within Common Lot "A" as well as a 10-foot public pedestrian access easement generally located immediately east of the eastern right-of-way line of Leon Avenue, north of Iron Mountain Road granted per Book 146, Page 61 of Plats.
2. 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 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, 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.

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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 is petitioning to vacate public infrastructure easements along the east side of Leon Avenue that were not part of the recently approved Leon Avenue right-of-way vacation north of Iron Mountain Road. These include public easements for streetlights, fire hydrants, traffic signals and a pedestrian access easement linking Leon Avenue with the associated subdivision's interior streets. Those easements are therefore no longer needed, and the rear yards of the adjacent parcels can be extended to the centerline of Leon Avenue without encumbrance of public easements. Staff therefore recommends approval with conditions.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/02/08	The City Council approved a General Plan Amendment (GPA-25905) to change the future land use designation from DR (Desert Rural Density Residential) to L (Low Density Residential) on 30.20 acres at the northeast corner of Iron Mountain Road and Leon Avenue. The Planning Commission recommended approval; staff recommended denial.
06/09/13	The City Council approved a Rezoning (ZON-48851) from R-PD4 (Residential Planned Development – 4 Units per Acre) to R-1 (Single Family Residential) on 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue. The Planning Commission and staff recommended approval.
07/09/13	The Planning Commission approved a Tentative Map (TMP-49575) for a proposed 50-lot single family residential subdivision on 11.44 acres at the northeast corner of Iron Mountain Road and Leon Avenue. Staff recommended approval.
03/07/14	The Final Map (FMP-51383) for a 50-lot single family residential subdivision on 11.43 acres at the northeast corner of Iron Mountain Road and Leon Avenue was recorded.
07/16/14	The City Council approved a Petition to Vacate (VAC-54050) the eastern half of Leon Avenue north of Iron Mountain Road. The Planning Commission and staff recommended approval. An Order of Vacation has not been recorded.
09/10/14	An amended Final Map (FMP-55960) for 14 single family residential lots and one common lot (Common Lot "A") on 3.15 acres at the northeast corner of Iron Mountain Road and Leon Avenue was submitted for staff review. This map has not yet recorded.

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<i>Most Recent Change of Ownership</i>	
07/18/13	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
01/30/14	Civil improvement plans (51217) for the Iron Mountain/Bradley subdivision were approved. The approval expires 10/23/15.

<i>Pre-Application Meeting</i>	
A pre-application meeting was not held for this request.	

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

<i>Field Check</i>	
10/06/14	The east half of Leon Avenue is unimproved, as are the adjacent lots. The west side of Leon Avenue is fully improved.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.25

<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	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
North	Undeveloped	L (Low Density Residential)	R-PD4 (Residential Planned Development – 4 Units per Acre)
South	Single Family, Detached	L (Low Density Residential)	R-PD4 (Residential Planned Development – 4 Units per Acre)
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family, Detached	R (Rural Density Residential)	R-PD3 (Residential Planned Development – 3 Units per Acre)

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<i>Master Plan Areas</i>	<i>Compliance</i>
No Applicable Master Plan Area	N/A
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
No Applicable Special Purpose or Overlay Districts	N/A
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	Y
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

LEGAL DESCRIPTION

The area to be vacated is generally described as follows:

A four and one-half-foot (4.5') wide Public Fire Hydrant and Streetlight Easement, a five-foot (5') wide Public Fire Hydrant, Streetlight, Conduit and Traffic Signal Easement, and a ten-foot (10') wide Public Pedestrian Access Easement as granted on Common Element "A" as shown on File 146, Page 61 of Plats, on file in the Office of the County Recorder, Clark County, Nevada, lying within the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of Section 1, Township 19 South, Range 60 East, M.D.M., in the City of Las Vegas, Nevada.

ANALYSIS

This petition is a clean-up measure to remove the remnant public infrastructure easements not vacated through an earlier action (VAC-54050) approving the vacation of the east side of Leon Avenue. These easements are located within Common Lot "A" of the existing subdivision to the east of Leon Avenue. The public easements along Iron Mountain Road that are located within Common Lot "A" would then be regranted through an amended final map. Vacation of the easements will not affect the equestrian trail alignment running along the north side of Iron Mountain Road. In addition, removal of the pedestrian access to Leon Avenue will not lower the subdivision's connectivity ratio below the 1.30 score required by Title 19.04. Access would still be available to Iron Mountain Road and Honeycreek Avenue from the interior of the subdivision.

As no right-of-way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to send this VAC 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.

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FINDINGS (VAC-56260)

This Petition to Vacate would eliminate the public infrastructure easements that were granted adjacent to Leon Avenue, which was partially vacated through a previous action. Those easements are therefore no longer needed, and the rear yards of the adjacent parcels can be extended to the centerline of Leon Avenue without the need for installation of public streetlights, fire hydrants or traffic signals. Staff therefore recommends approval with conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

7

NOTICES MAILED

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APPROVALS

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PROTESTS

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