



City of Las Vegas

Agenda Item No.: 8.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 12, 2016**

**DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO**

☐ Consent ☒ Discussion

SUBJECT: VAC-6429 - VACATION - PUBLIC EASEMENT - APPLICANT: DR HORTON - OWNER: PRECEDENT PROPERTIES, LLC - REQUEST for possible action on a request for a Petition to Vacate a three foot wide fire hydrant, sewer line, street lighting and appurtenances easement generally located on the south side of Donald Road, west of Decatur Boulevard, Ward 6 (Ross) [PR-64277]. Staff recommends APPROVAL.

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

Planning Commission Mtg.

1

City Council Meeting

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Condition Confirmation Letter
7. Release Letter from DR Horton
8. Submitted after Final Agenda Condition Confirmation Letter and Support Postcard

Motion made by TRINITY HAVEN SCHLOTTMAN to Approve subject to conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

CEDRIC CREAR, GLENN TROWBRIDGE, VICKI QUINN, TODD L. MOODY, TRINITY HAVEN SCHLOTTMAN, GUS FLANGAS, SAM CHERRY; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

NOTE: CHAIR MOODY initially abstained on Item 8 as part of the One Motion One Vote Agenda because his law firm previously represented DR Horton; however, he withdrew his abstention after RON PORTARO advised him that Precedent Properties, LLC, was the new developer, given that DR Horton withdrew, as indicated in a letter submitted to staff as backup.

PLANNING COMMISSION MEETING OF: JULY 12, 2016

Minutes:

CHAIR MOODY declared the Public Hearing open and asked that all comments be limited only to this matter.

PETER LOWENSTEIN, Planning Section Manager, stated the current appurtenances easements were not needed in the configuration. Staff recommended approval.

RON PORTARO, representing Precedent Properties LLC, agreed with staff's recommendations.

JAMES LIMERICK wondered how the location of the utilities would be determined without viewing a tentative map. Even though waivers would probably be requested to retain the rural character of the area, to his understanding, streetlight conduits and boxes were required for other developments in the area. Therefore, the easement would be needed. COMMISSIONER SCHLOTTMAN disagreed because street lighting would not fit with the rural character of the area. He and CHAIR MOODY, who said the area has been approved for single-family residential, expressed support. COMMISSIONER QUINN agreed and stated that three feet would not be wide enough for installation of improvements.

TOM PARRIGO, Planning Director, stated that none of the lots on the current tentative map were recorded; therefore the easement was not relevant. A subsequent tentative map will be submitted for the Planning Commission's consideration. PETER LOWENSTEIN advised CHAIR MOODY that in 2013 a tentative map was approved for a 31-lot, single-family subdivision. Tentative maps have a four-year lifespan, unless exercised or extended. With the utilities not having been installed as of yet, COMMISSIONER SCHLOTTMAN stated he was still in support.

See Item 26 for related discussion.

CHAIR MOODY declared the Public Hearing closed.