



## AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2016

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: DR HORTON - OWNER: PRECEDENT  
PROPERTIES, LLC, ET AL

---

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

| <i>CASE<br/>NUMBER</i> | <i>RECOMMENDATION</i>                             | <i>REQUIRED FOR<br/>APPROVAL</i> |
|------------------------|---------------------------------------------------|----------------------------------|
| VAC-64290              | Staff recommends APPROVAL, subject to conditions: |                                  |

### \*\* NOTIFICATION \*\*

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

NOTICES MAILED 4

APPROVALS 0

PROTESTS 0

**\*\* CONDITIONS \*\***

---

## **VAC-64290 CONDITIONS**

---

1. The limits of this Petition of Vacation shall be the fire hydrant, sewer line, street lighting and appurtenances easement granted by OR:952:764251, OR:952:764252 and OR:952:764254.
2. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by TMP-63580 may be used to satisfy this requirement provided that it addresses the area to be vacated.
3. 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.
4. All development shall be in conformance with code requirements and design standards of all City Departments.
5. 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.
6. 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.

**Staff Report Page One**  
**July 12, 2016 - Planning Commission Meeting**

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

The applicant is petitioning to vacate a three-foot wide fire hydrant, sewer line, street lighting and appurtenances easement on the south side of Donald Road, west of Decatur Boulevard.

**ANALYSIS**

The parcels on which the easement is located are undeveloped; a tentative map has been approved for a 31-lot single-family residential development in this area, but no lots have been recorded. A new single-family residential development with 57 lots has been proposed, but has not yet been approved. Once developed, the easement would no longer be needed in this location. This Vacation request should be sent to all the utilities; however, as no right-of-way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to wait for responses from any of the public utilities.

**FINDINGS**

The Department of Public Works has no objection to the vacation application request to vacate a fire hydrant, sewer line, street lighting and appurtenances easement generally located on the south side of Donald Road, west of Decatur Boulevard.

**BACKGROUND INFORMATION**

| <b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b> |                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 06/07/06                                                                  | The City Council approved a request for a General Plan Amendment (GPA-12234) to change the land use designation from ML (Medium Low Density Residential) to L (Low Density Residential) on 12.9 acres adjacent to the north side of Dorrell Lane, approximately 450 feet west of Decatur Boulevard. The Planning Commission and staff recommended approval.                                         |
|                                                                           | The City Council approved a request for a Rezoning (ZON-12235) from R-E (Residence Estates) and R-E under Resolution of Intent to R-PD3 (Residential Planned Development – 3 Units per Acre) to R-1 (Single Family Residential) on 12.9 acres adjacent to the north side of Dorrell Lane, approximately 450 feet west of Decatur Boulevard. The Planning Commission and staff recommended approval. |

**Staff Report Page Two**  
**July 12, 2016 - Planning Commission Meeting**

| <i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                    | The City Council approved a request for a Special Use Permit (SUP-12705) for Private Streets in conjunction with a proposed 64-lot single family residential development adjacent to the north side of Dorrell Lane, approximately 450 feet west of Decatur Boulevard. The Planning Commission and staff recommended approval.                                                                                                                                                                      |
| 07/27/06                                                           | The Planning Commission approved a request for a Tentative Map (TMP-14244) for a 64-lot single family residential subdivision on 12.90 acres adjacent to the north side of Dorrell Lane, approximately 450 feet west of Decatur Boulevard. Staff recommended approval. The map expired 07/27/08.                                                                                                                                                                                                    |
| 06/04/08                                                           | The City Council approved a request for an Extension of Time (EOT-27873) for the for the previously approved Special Use Permit (SUP-12705) for private streets in conjunction with a proposed 64-lot single family residential development adjacent to the north side of Dorrell Lane, approximately 450 feet west of Decatur Boulevard. Staff recommended approval of the request. The approval expired 06/07/10.                                                                                 |
|                                                                    | The City Council approved a request for an Extension of Time (EOT-27874) for the previously approved Rezoning (ZON-12235) from R-E (Residence Estates) to R-1 (Single Family Residential) on 12.9 acres adjacent to the north side of Dorrell Lane, approximately 450 feet west of Decatur Boulevard. Staff recommended approval of the request. The subject parcels were hard zoned to R-1 (Single Family Residential) through Ordinance 6046 on 07/01/09.                                         |
| 06/26/08                                                           | The Planning Commission approved a request for a Tentative Map (TMP-28062) for a proposed 64-lot single-family residential subdivision on 12.90 acres adjacent to the north side of Dorrell Lane, approximately 450 feet west of Decatur Boulevard. Staff recommended approval of the request. The approval expired 06/26/12.                                                                                                                                                                       |
| 03/12/13                                                           | The Planning Commission struck from the agenda a request for a Variance (VAR-48169) to allow a minimum lot width of 60 feet where 65 feet is required, to allow a 10-foot front yard setback on Lots 1, 10 and 11 where 20 feet is required and to allow a 10-foot corner side yard setback on Lots 1, 24, 25 and 31 where 15 feet is required on 7.40 acres adjacent to the north side of Dorrell Lane, approximately 420 feet west of Decatur Boulevard. Staff recommended denial of the request. |
|                                                                    | The Planning Commission approved a request for a Tentative Map (TMP-48166) for a 31-lot single family residential subdivision on 7.40 acres adjacent to the north side of Dorrell Lane, approximately 420 feet west of Decatur Boulevard. Staff recommended denial of the request. The approval expires 03/12/17.                                                                                                                                                                                   |

**Staff Report Page Three**  
**July 12, 2016 - Planning Commission Meeting**

| <b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|---------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 04/12/16                                                                  | The Planning Commission voted to abey to the 05/10/16 Planning Commission Meeting at the applicant's request a request for a Variance (VAR-63577) to allow no amenity zone where such is required for a proposed subdivision on 11.86 acres adjacent to the north side of Dorrell Lane, approximately 425 feet west of Decatur Boulevard. Staff recommended denial.                                                                                                                                     |
|                                                                           | The Planning Commission voted to abey to the 05/10/16 Planning Commission Meeting at the applicant's request a request for a Waiver (WVR-63579) to allow a 154-foot external intersection offset where 220 feet is the minimum distance separation required and to allow no interior streetlights where such are required for a proposed residential subdivision on 11.86 acres adjacent to the north side of Dorrell Lane, approximately 425 feet west of Decatur Boulevard. Staff recommended denial. |
|                                                                           | The Planning Commission voted to abey to the 05/10/16 Planning Commission Meeting at the applicant's request a request for a Tentative Map (TMP-63580) for a 57-lot single family residential subdivision on 11.86 acres adjacent to the north side of Dorrell Lane, approximately 425 feet west of Decatur Boulevard. Staff recommended denial.                                                                                                                                                        |
| 05/10/16                                                                  | The Planning Commission voted [4-0] to hold VAR-63577, WVR-63579 and TMP-63580 in abeyance to July 12, 2016 Planning Commission meeting at the applicant's request.                                                                                                                                                                                                                                                                                                                                     |
| 06/14/16                                                                  | The Planning Commission voted [6-0] to hold this item in abeyance to July 12, 2016 Planning Commission meeting at the applicant's request.                                                                                                                                                                                                                                                                                                                                                              |

| <b><i>Related Building Permits/Business Licenses</i></b>    |
|-------------------------------------------------------------|
| There are no related building permits or business licenses. |

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

| <b><i>Neighborhood Meeting</i></b>                                                                                                                                                                                                                                                                                                                                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A neighborhood meeting is not required for this request, nor was one held. However, a meeting was organized and held by the applicant regarding the related single-family residential subdivision on 05/03/16. The property owners and citizens in attendance strongly opposed the proposed residential development on the basis of density, traffic safety and preservation of rural neighborhoods. |

| <i>Field Check</i> |                                                                         |
|--------------------|-------------------------------------------------------------------------|
| 05/05/16           | The south side of Donald Road west of Decatur Boulevard is undeveloped. |