



AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING DATE: DECEMBER 20, 2023

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: TOLL NORTH LV, LLC - OWNER: ELKHORN 56, LLC

**** STAFF RECOMMENDATION(S) ****

| CASE NUMBER | RECOMMENDATION | REQUIRED FOR APPROVAL |
|---------------------|---|------------------------------|
| 23-0477-VAC1 | Staff recommends APPROVAL, subject to conditions: | |

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 29

NOTICES MAILED 26

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

23-0477-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be defined on the east side of Jones Boulevard and approximately 845 feet south of Elkhorn Road.
2. In accordance with NRS 278.480(8), reimburse the City of Las Vegas for the City's cost of acquiring this right-of-way (\$375.00) prior to the recordation of the Order of Vacation.
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. 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.
5. All development shall be in conformance with code requirements and design standards of all City Departments.
6. 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 Title 19. 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.
7. 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 Director of Community Development, then approval will terminate and a new petition must be submitted.

Staff Report Page One
December 20, 2023 - City Council Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting for a Petition to Vacate a 3x5-foot portion of Jones Boulevard, public right-of-way, generally located between Deer Springs Way and Elkhorn Road.

ANALYSIS

The subject area is located on the east side of Jones Boulevard, public right-of-way, generally located between Deer Springs Way and Elkhorn Road. The surrounding area is primarily residential. Per the submitted justification letter, date stamped 09/14/23, the applicant requests this Petition to Vacate to facilitate future development.

The Department of Public Works has indicated that they have no objection to the request to vacate a portion of public right-of-way on Jones Boulevard, generally located between Deer Springs Way and Elkhorn Road. The Department of Public Works has presented the following information concerning this request to vacate certain public street right of way:

- A. Does this vacation request result in uniform or non-uniform right-of-way widths?
Uniform
- B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability?
No
- C. Does it appear that the vacation request involves only excess right-of-way?
Yes
- D. Does this vacation request coincide with development plans of the adjacent parcels?
Yes, 21-0227-TMP1
- 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

Staff Report Page Two
December 20, 2023 - City Council Meeting

FINDINGS (23-0477-VAC1)

Staff has no objection to the vacation of the existing unused 3x5-foot portion of public right-of-way generally located on Jones Boulevard, between Deer Springs Way and Elkhorn Road; therefore, staff recommends approval with conditions.

| <i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i> | |
|---|--|
| 05/05/19 | The City Council approved a request for a Rezoning (ZON-75886) from R-E (Residence Estates) to R-1 (Single Family Residential) on 55.52 acres at the southeast corner of Elkhorn Road and Jones Boulevard. |
| | The City Council approved a request for a Variance (VAR-75956) to allow a 1.09 Connectivity Ratio where 1.30 is required on 55.52 acres at the southeast corner of Elkhorn Road and Jones Boulevard. |
| | The City Council approved a request for a Tentative Map (TMP-75888) for a proposed 199-Lot Single-Family Residential Subdivision with Waivers to allow Non-Standard Public Street Improvements including no curb, gutter or sidewalk and no exterior streetlights for Leon Avenue where such are required for a proposed Single-Family Residential Subdivision on 55.52 acres at the southeast corner of Elkhorn Road and Jones Boulevard. |
| 8/18/21 | The City Council approved a request for a Tentative Map (21-0227-TMP1) for a proposed 199-Lot Single-Family Residential Subdivision on 55.52 acres at the southeast corner of Elkhorn Road and Jones Boulevard. The Planning Commission recommended approval and staff recommended denial. |
| | The City Council approved a request for a Variance (21-0227-VAR1) to allow a Connectivity Ratio of 1.03 where 1.30 is the minimum required and modified cul-de-sacs where full “bulb” cul-de-sacs are required. The Planning Commission recommended approval and staff recommended denial. |
| 11/14/23 | The Planning Commission votes (7-0) to RECOMMEND APPROVAL for a Petition to Vacate a portion of Jones Boulevard public right-of-way, generally located between Deer Springs Way and Elkhorn Road, Ward 6 (Brune). |

| <i>Most Recent Change of Ownership</i> | |
|---|--|
| 06/01/21 | A deed was recorded for a change in ownership. |

Staff Report Page Three
December 20, 2023 - City Council Meeting

Related Building Permits/Business Licenses

There are no building permits or business licenses related to the subject site.

Pre-Application Meeting

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| 09/06/23 | A pre-application meeting was held with the applicant to discuss the submittal requirements for a Petition to Vacate an existing portion of public right-of-way. |
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Neighborhood Meeting

A neighborhood meeting was not required, nor was one held.

Field Check

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| 10/04/23 | Staff observed the subject undeveloped lot at the southeast corner of Elkhorn Road and Jones Boulevard. |
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Details of Application Request

Site Area

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|-------------|--------|
| Gross Acres | 25.02 |
| Net Acres | 0.0003 |

| <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 | R (Rural - up to 3.59 du/ac) | R-1 (Single Family Residential) |
| North | Undeveloped | R (Rural - up to 3.59 du/ac) | R-1 (Single Family Residential) |
| South | Residential, Single Family, Detached | R (Rural - up to 3.59 du/ac) | R-PD3 (Residential Planned Development - 3 Unit per Acre) |
| East | Residential, Single Family, Detached | L (Low - up to 5.49) | R-E (Residence Estates) |
| West | Residential, Single Family, Detached | RN (Ranch Estate Neighborhood (up to 2 du/ac) [Clark County]) | R-E (Rural Estates Residential [2 Units per Acre]) [Clark County] |

Staff Report Page Four
December 20, 2023 - City Council Meeting

| <i>Master and Neighborhood Plan Areas</i> | <i>Compliance</i> |
|--|--------------------------|
| Las Vegas 2050 Master Plan Area: Tule Springs | Y |
| <i>Special Area and Overlay Districts</i> | <i>Compliance</i> |
| No Applicable Special Area or Overlay Districts | N/A |
| <i>Other Plans or Special Requirements</i> | <i>Compliance</i> |
| Trails | N/A |
| Las Vegas Redevelopment Plan Area | N/A |
| Interlocal Agreement | N/A |
| Project of Significant Impact (Development Impact Notification Assessment) | N/A |
| Project of Regional Significance | N/A |

DEVELOPMENT STANDARDS

| <i>Street Name</i> | <i>Functional Classification of Street(s)</i> | <i>Governing Document</i> | <i>Actual Street Width (Feet)</i> | <i>Compliance with Street Section</i> |
|---------------------------|--|---|--|--|
| Jones Boulevard | Primary Arterial | Master Plan of Streets and Highways Map | 100 | Y |
| Elkhorn Road | Primary Arterial | Master Plan of Streets and Highways Map | 60 | Y |