



AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING DATE: JULY 17, 2024

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: TAYLOR MORRISON OF NEVADA, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0191-VAC1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

NOTICES MAILED

12 (by City Clerk)

PROTESTS

0

APPROVALS

0

**** CONDITIONS ****

24-0191-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be defined as the median opening located on Sky Vista Drive between Redpoint Drive and Sandstone Rise Drive.
2. The Order of Vacation shall record prior to or concurrently with a Final Map for this site.
3. No walls, signs, lights, parking area, buildings or other structures, or permanent landscaping having a mature height of greater than three-feet shall be placed anywhere in any easement or in the vehicle ingress or egress pathways to easements.
4. The Order of Vacation shall reserve public sewer and public drainage easements over the entire area to be vacated, as well as easements for the facilities of all City of Las Vegas Franchise Holders unless written verifiable letters of consent without reservation are received prior to recordation.
5. 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.
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 acations 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.

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7. 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.
8. All development shall be in conformance with code requirements and design standards of all City Departments.
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 Director of Community Development, then approval will terminate and a new petition must be submitted.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting to vacate a portion of right-of-way generally located on Sky Vista Drive, approximately 480 feet north of Sandstone Rise Drive.

ANALYSIS

On October 10, 2023, the Planning Commission approved a Tentative Map (23-0412-TMP1) for a proposed 92-lot single family residential subdivision. The applicant has indicated that the proposed opening for a left turn into what was proposed as a future parcel entry for Parcels H and I are no longer needed as entry into the combined parcels will be from Grand Park Drive. As such, the left turn pocket in Sky Vista is no longer required, prompting this petition to Vacate.

FINDINGS (24-0191-VAC1)

The Department of Public Works has no objection to the Petition to Vacate a portion of right-of-way located on Sky Vista Drive, approximately 480 feet north of Sandstone Rise Drive. The Department of Public Works also presents the following information to justify this recommendation of approval:

- 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 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, removing a turn pocket and opening between medians.*
- E. Does this vacation request eliminate public street access to any abutting parcel?
No
- F. Does this vacation request conflict with any existing City requirements? *No*
- G. Does the Department of Public Works have an objection to this vacation request?
No

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FINDINGS (24-0191-VAC1) *continued*

The request to vacate public right-of-way results in uniform right-of-way and will eliminate a turn pocket that is no longer necessary for the approved entitlement. As such, staff is recommending approval, subject to conditions.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
01/27/97	The City Council approved a Development Agreement (DA-0001-96) for the development of the Summerlin Planned Community west of the 215 Beltway between Charleston Boulevard and Cheyenne Avenue. The Planning Commission and staff recommended approval. The agreement was adopted as Ordinance 4069 on 02/24/97 and was recorded 11/21/97. This document included the General Development Plan for Summerlin West.
09/15/04	The City Council approved a Rezoning (Z-0119-96) from N-U (Non-Urban) to P-C (Planned Community) on 8,318 acres along the west side of Clark County 215, between Charleston Boulevard and Lake Mead Boulevard. The Planning Commission and staff recommended approval.
05/16/18	The City Council approved a proposed revision (MDR-72841) to the General Development Plan for the undeveloped portions of Summerlin West on 5,054.53 acres at the northwest corner of Far Hills Avenue and Clark County 215. The Planning Commission and staff recommended approval.
02/06/19	The City Council approved a request for a Development Plan Review (MDR-75107) for Summerlin Village 25 on 534.99 acres at the northwest corner of Far Hills Avenue and Fox Hill Drive. The Planning Commission and staff recommended approval.
04/19/19	A three-lot Parcel Map (PMP-74780) on 4,176.26 acres generally located at the northwest corner of Far Hills Avenue and Fox Hill Drive was recorded. The subject area was labeled as Lots 1 and 2 on this map.
06/11/19	The Planning Commission approved a request for a Tentative Map (TMP-76354) for a 25-parcel Master Planned Village with deviations of the Summerlin Improvement Standards on 534.99 acres at the northwest corner of Far Hills Avenue and Fox Hill Drive. Staff recommended approval of the request.

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<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
10/31/19	The Department of Community Development - Planning Division administratively approved a request for a Summerlin Minor Modification (MOD-77615) of an approved Development Plan (MDR-75107) for Village 25 to reduce the size of parcel P-U and increase the sizes of parcels K and I; for the proposed realignment of Fox Hill Drive between Park Bluff Lane and Park Drift Trail and corresponding parcel size adjustments to parcels K, I, M and CP-1 and to adjust the rounding of acreages for parcel C and COS-2 on 535.02 acres at the northwest corner of Far Hills Avenue and Fox Hill Drive.
05/12/20	The Planning Commission approved a request for a Summerlin Major Deviation (SCD-78256) to allow 14-foot tall walls where 10 feet is allowed and eight-foot tall retaining walls where four feet is allowed at the northwest corner of Far Hills Avenue and Fox Hill Drive. Staff recommended approval of the request.
05/12/20	The Planning Commission approved a Petition to Vacate (VAC-78597) public sewer easements generally located on the north side of Far Hills Drive, west of Fox Hill Drive. Staff recommended approval of the request.
10/10/23	The Planning Commission approved a Tentative Map (23-0412-TMP1) for a 92-lot single family residential subdivision on 25.24 acres at the northwest corner of Sandstone Rise Drive and Sky Vista Drive.
02/27/24	The Department of Community Development processed a Final Map (100402-FMP) for a 92-lot single family residential subdivision on 25.24 acres at the northwest corner of Sandstone Rise Drive and Sky Vista Drive. The Final Map has not been recorded.
06/18/24	The Planning Commission voted (7-0) to recommend APPROVAL on the following Land Use Entitlement project request for a Petition to Vacate a portion of public right-of-way on Sky Vista Drive, approximately 480 feet north of Sandstone Rise Drive, Ward 2 (Seaman).

<i>Most Recent Change of Ownership</i>	
09/08/23	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
01/15/24	Civil plans (L24-00110) were submitted for a 92-lot single-family residential subdivision plus 12 common element lots. The plans are still under review.

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Pre-Application Meeting	
04/04/24	A pre-application meeting was held to discuss the submittal requirements for a Vacation.

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

Field Check	
05/07/24	Staff conducted a routine field check of the portion of right-of-way to be Vacated. Nothing of concern was noted.

Details of Application Request	
Site Area	
Net Acres	12.06

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	SF2 (Single Family Detached)	P-C (Planned Community)
North	Undeveloped	NF (Neighborhood Focus)	P-C (Planned Community)
South	Undeveloped	COS (Community Open Space)	P-C (Planned Community)
East	Undeveloped	SF2 (Single Family Detached)	P-C (Planned Community)
West	Undeveloped	NF (Neighborhood Focus)	P-C (Planned Community)

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Summerlin West	Y
Special Area and Overlay Districts	Compliance
Summerlin Development Standards	Y

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<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