

**AGENDA MEMO - COMMUNITY DEVELOPMENT****PLANNING COMMISSION MEETING DATE: MAY 14, 2024****DEPARTMENT: COMMUNITY DEVELOPMENT****ITEM DESCRIPTION: APPLICANT: KRIS PARIKH - OWNER: BACK LISA LV, LLC**

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0115-VAC1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ******NEIGHBORHOOD ASSOCIATIONS NOTIFIED**

N/A

NOTICES MAILED 6**PROTESTS** 0**APPROVALS** 0

**** CONDITIONS ****

24-0115-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be the U.S. Government Patent Easements located at the northeast corner of O'Bannon Drive and Lisa Lane, on Assessor Parcel Numbers 163-04-305-004 and 163-04-305-006 outside of existing right-of-way.
2. The Order of Relinquishment of Interest shall record immediately prior to and concurrent with the recordation of a Public Drainage Easement meeting the requirements of the Flood Control Section of the Department of Public Works.
3. Meet with the Flood Control Section of the Department of Public Works for assistance with the possible grant of a new Public Drainage Easement to accommodate the existing public storm drain along O'Bannon Drive. Provide and improve all drainage ways as recommended.
4. 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.
5. The Order of Relinquishment of Interest 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 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 that would/should cross any right-of-way being vacated must be retained.
6. All development shall be in conformance with code requirements and design standards of all City Departments.
7. If the Order of Vacation and/or Order of Relinquishment of Interest 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
May 14, 2024 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a petition to vacate the U.S. Government Patent Easement generally located at the northeast corner of O'Bannon Drive and Lisa Lane.

ISSUES

- The Department of Community Development - Planning Division processed a request for a Parcel Map (100406-PMP) for a three-lot parcel map on 2.41 acres at 2210 O'Bannon Drive (APNs 163-04-305-004 and 006. The map has not been recorded.

ANALYSIS

The applicant requests that the City of Las Vegas relinquish its interest in the U.S. Government Patent Easement generally located at the northeast corner of O'Bannon Drive and Lisa Lane in conjunction with a proposed three-lot single-family residential development.

The Department of Public Works has indicated the City has, "no objection to the vacation application request to relinquish the City's interests in U.S. Government Patent Reservations generally located at the northeast corner of O'Bannon Drive and Lisa Lane." The easements are no longer needed due to the proposed residential development. 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 or other parties interested in preserving a right in this patent easement. Since only City interests are involved; any utility company's interests will need to be addressed with each respective utility company and will not be affected by the City relinquishing its interest.

FINDINGS (24-0115-VAC1)

Staff has no objection to the vacation of the U.S. Government Patent Easement, as this site will be part of the proposed future development; therefore, staff recommends approval with conditions.

Staff Report Page Two
May 14, 2024 - Planning Commission Meeting

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
03/19/86	The City Council approved a Petition to Annex (A-0009-85) the subject property as part of a larger request. The effective date of this Annexation was 03/26/86.
11/23/98	The City Council approved a request for a General Plan Amendment (GPA-0027-98) to amend a portion of the Southwest Sector of the General Plan on properties bounded by Holmby Avenue, Via Olivero Avenue, Rainbow Boulevard, and Durango Drive from R (Rural Density Residential) to DR (Desert Rural Density Residential). The Planning Commission and staff recommended approval of this request.
04/06/05	The Department of Community Development - Planning Division administratively approved a Parcel Map (PMP-5279) for three residential lots at the northeast corner of O'Bannon Drive and Lisa Lane. The Parcel Map was never recorded.
05/06/09	The City Council denied a request for a General Plan Amendment (GPA-33597) to amend a portion of the Southwest Sector Plan of the General Plan from DR (Desert Rural Density Residential) to PF (Public Facilities) on 1.49 acres at the northeast corner of O'Bannon Drive and Lisa Lane. The Planning Commission recommended denial of the request.
	The City Council denied a request for a Rezoning (ZON-33598) from U (Undeveloped) [DR (Desert Rural Density Residential) General Plan designation] to C-V (Civic) on 1.49 acres at the northeast corner of O'Bannon Drive and Lisa Lane. The Planning Commission recommended denial of the request.
	The City Council denied a request for a Site Development Plan Review (SDR-33599) for a proposed one-story, 18-foot tall 4,576 square-foot Church/House of Worship development on 1.49 acres at the northeast corner of O'Bannon Drive and Lisa Lane. The Planning Commission recommended denial of the request.
03/04/24	The Department of Community Development - Planning Division processed a request for a Parcel Map (100406-PMP) for a three-lot parcel map on 2.41 acres at 2210 O'Bannon Drive (APNs 163-04-305-004 and 006. The map has not been recorded.

<i>Most Recent Change of Ownership</i>	
11/17/23	A deed was recorded for a change in ownership.

Staff Report Page Three
May 14, 2024 - Planning Commission Meeting

Related Building Permits/Business Licenses	
05/27/05	A building permit (#L-6890) was processed for civil improvements on the northeast corner of Lisa Lane and O'Bannon Drive. The permit was abandoned due to inactivity and has not been issued.
	A building permit (#L-6890-A001) was processed for offsite improvements on the northeast corner of Lisa Lane and O'Bannon Drive. The permit was abandoned due to inactivity and has not been issued.
10/03/07	A building permit (#L-24912) was issued for trenching to find a storm drain on the northeast corner of Lisa Lane and O'Bannon Drive. The permit has not been finalized.
12/01/08	A building permit (#A-32300) was issued for A.C. paving for a period of two years. Any future paving will be the responsibility of the property owners on the southeast corner of Lisa Lane and El Parque Avenue. The permit was finalized on 01/04/79.
08/23/22	A building permit (#L22-01854) was issued for geotechnical drilling with slurry backfill on the northeast corner of Lisa Lane and O'Bannon Drive. The permit was finalized on 09/20/22.

Pre-Application Meeting	
02/28/24	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Petition to Vacate existing government patent easements for a proposed three-lot single family residential development.

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

Field Check	
03/28/24	A routine field check was conducted by staff. It was noted the site is undeveloped with natural vegetation throughout the site.

Details of Application Request	
Site Area	
Gross Acres	2.41

Staff Report Page Four
May 14, 2024 - Planning Commission Meeting

<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	DR (Desert Rural Density Residential)	U (Undeveloped) [DR (Desert Rural Density Residential) General Plan designation]
North	Residential, Single-Family Detached	DR (Desert Rural Density Residential)	U (Undeveloped) [DR (Desert Rural Density Residential) General Plan designation]
South	Residential, Single-Family Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
East	Residential, Single-Family Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
West	Residential, Single-Family Detached	R (Rural Density Residential)	R-1 (Single Family Residential)

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: Angel Park	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
RP-O (Rural Preservation Overlay) District	Y
<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>
Lisa Lane	Local Street	Title 13	60	Y
O'Bannon Drive	Local Street	Title 13	60	Y