



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: NOVEMBER 12, 2024
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: DR HORTON - OWNER: AMBLESIDE
PROPERTIES LLLP

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0436-VAC1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 22

NOTICES MAILED 40

PROTESTS

APPROVALS

**** CONDITIONS ****

24-0436-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be the U.S. Government Patent Easements located Northwest corner of Alpine Place and Appian Way, on Assessor Parcel Number 128-36-811-001 through 138-36-811-034.
2. This Order of Relinquishment of Interest shall record immediately prior to and concurrent with the Final Map associated with 23-0112-TMP1.
3. Comply with all applicable conditions of approval for 23-0112-TMP1 and any other site related actions.
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. All development shall be in conformance with code requirements and design standards of all City Departments.
6. 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.
7. If the Order of Vacation and/or Order of Relinquishment of Interest is not recorded prior to August 16, 2027 following 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

This is a petition to vacate the U.S. Government Patent Easements generally located at the northwest corner of Alpine Place and Appian Way.

ANALYSIS

The subject property is zoned R-TH (Single Family Attached) and is currently undeveloped. On August 16, 2023, the City Council approved a Tentative Map (23-0112-TMP1) for a 31-lot single-family attached residential subdivision on the subject site. The applicant requests this Petition to Vacate a Patent Easement located around the periphery of the site, which is no longer necessary for the proposed design of the property.

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 Northwest corner of Alpine Place and Appian Way.”

FINDINGS (24-0436-VAC1)

Staff has no objection to the vacation of the U.S. Government Patent Easements and therefore recommends approval of the Petition to Vacate with conditions. The Order of Relinquishment of Interest should record prior to August 16, 2027 to coincide with the expiration of the related Tentative Map (23-0112-TMP1) for Alpine and Appian.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
03/02/83	The Board of City Commissioners approved the Reclassification of Property (Z-0007-83) generally located on the northwest corner of Appian Way and Alpine Place, from P-R (Professional Office and Parking) and R-1 (Single Family Residential) to P-R (Professional Office and Parking) for proposed offices.

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Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.	
01/18/23	<p>The City Council accepted to Withdraw without prejudice the following requests on 13.87 acres located on the north side of Alpine Place approximately 250 feet west of Decatur Boulevard.</p> <ul style="list-style-type: none"> - Rezoning (22-0391-ZON1) from: C-1 (Limited Commercial) to: R-TH (Single Family Attached) - Variance (22-0391-VAR1) to allow a private street without a gate that does not meet complete streets standards - Vacation (22-0391-VAC1) petition to vacate 30 feet of public right-of-way known as Appian Way - Tentative Map (22-0391-TMP1) for a 32 lot single-family attached residential subdivision
08/16/23	<p>The City Council approved the following requests on 2.33 acres at the northwest corner of Alpine Place and Appian Way.</p> <ul style="list-style-type: none"> - General Plan Amendment (23-0112-GPA1) from: TOD-1 (Transit Oriented Development – High) to: M (Medium Density Residential) - Rezoning (23-0112-ZON1) from: C-1 (Limited Commercial) to: R-TH (Single Family Attached) - Tentative Map (23-0112-TMP1) for a proposed 31-lot single-family attached residential subdivision

Most Recent Change of Ownership

02/17/22	A deed was recorded for a change in ownership.
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Related Building Permits/Business Licenses

05/03/06	A demolition permit (#C-64828) was issued for the building located at 4820 Alpine Place.
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Pre-Application Meeting

08/15/24	A pre-application meeting was held with the applicant.
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Neighborhood Meeting

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

10/03/24	Staff conducted a routine field check and observed an undeveloped property.
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Details of Application Request	
Site Area	
Net Acres	2.33

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	M (Medium Density Residential)	R-TH (Single Family Attached)
North	Residential, Multi-Family	TOD-1 (Transit Oriented Development - High)	R-3 (Medium Density Residential)
South	Auto Smog Check Car Wash, Self-Service	TOD-1 (Transit Oriented Development - High)	C-1 (Limited Commercial)
	Motor Vehicle Parts Sales, Installation and Repair		C-2 (General Commercial)
East	Church/House of Worship	TOD-1 (Transit Oriented Development - High)	R-1 (Single Family Residential)
	Office, Medical or Dental		C-1 (Limited Commercial)
West	Residential, Multi-Family	TOD-1 (Transit Oriented Development - High)	R-3 (Medium Density Residential)

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Charleston	Y
Special Area and Overlay Districts	Compliance
A-O (Airport Overlay) District - 175 Feet	Y
Other Plans or Special Requirements	Compliance
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