



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: MARCH 12, 2024

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: GREYSTONE NEVADA, LLC - OWNER: DRP NV 4, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0034-VAC1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

NOTICES MAILED

N/A

PROTESTS

0

APPROVALS

0

**** CONDITIONS ****

24-0034-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be the U.S. Government Patent Easements located between east-west streets Hammer Lane and Washburn Road and north-south streets Hualapai Way and Grand Canyon Drive, on Assessor Parcel Numbers 125-31-201-010 and 125-31-301-014.
2. This Order of Relinquishment of Interest shall record immediately prior to and concurrent with 100369-FMP or 100374-FMP, as appropriate. The Order of Relinquishment of Interest may record in two phases with each phase coinciding with the Final Map for which the easements are bound. The Order of Relinquishment of Interest may record all at once if it records concurrent with both 100369-FMP and 100374-FMP.
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 Relinquishment of Interest.
4. All development shall be in conformance with code requirements and design standards of all City Departments.
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 and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
6. If the Order of Relinquishment of Interest is not recorded prior to February 15, 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.

Staff Report Page One
March 12, 2024 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is petitioning to vacate portions of U.S. Government Patent Easements in conflict with an approved 136-lot single-family residential development on approximately 90 acres generally located at the northwest corner of La Madre Way and Grand Canyon Drive.

ANALYSIS

The subject easements are portions of U.S. Government Patent Reservations that were previously located on federally owned property. The land has since been sold to a private developer who is entitled to build 136 single-family residential lots. A Tentative Map (22-0666-TMP1) for a residential subdivision (Grand Canyon and Washburn) was approved February 15, 2023 and has a four-year approval window. Two Final Maps are currently in review.

Washburn Road, a public collector street that will be extended across this site between Grand Canyon Drive and Hualapai Way, is approved as a 60-foot wide street with 32 feet of pavement. The patent easement portions to be vacated are located in the north 10 feet of the north 40 feet of the alignment and the south 10 feet of the south 40 feet, which would not be needed for public purposes. The other portions to be vacated include the north 30 feet of the Hammer Lane alignment between Hualapai Way and Eula Street, the west 30 feet of the Eula Street alignment between Fisher Avenue and Washburn Road; and the east 30 feet of the Conquistador Street alignment between Fisher Avenue and Washburn Road. None of these segments will be dedicated for public right-of-way, and these areas will be mapped as part of private residential lots.

The Department of Public Works has no objection to the Petition to Vacate the subject patent reservations. The Order of Relinquishment of Interest may record concurrently in phases with either of the related Final Maps that coincide with the area to vacate or all at once if recording concurrently with both Final Maps.

FINDINGS (24-0034-VAC1)

As the site is expected to be developed as a single-family residential subdivision, the subject portions of U.S. Government Patent easements are not needed in their current configuration. Vacation of the easements will not conflict with any state or city requirement. Therefore, staff recommends approval of the Petition to Vacate with conditions. The Order of Relinquishment of Interest should record prior to February 15, 2027 to coincide with the expiration of the related Tentative Map for Grand Canyon and Washburn.

Staff Report Page Two
March 12, 2024 - Planning Commission Meeting

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
02/15/23	The City Council approved a request for a General Plan Amendment (22-0666-GPA1) to amend the Las Vegas 2050 Master Plan Trails Network Map to eliminate an unconstructed Shared Use Trail alignment on the west side of Jensen Street between La Madre Way and Fisher Avenue and to eliminate portion of an unconstructed Shared Use Trail along an existing NV Energy easement between Washburn Road and Grand Canyon Drive. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a request for multiple Variances (22-0666-VAR1 through VAR29) to allow a 30-foot front yard setback where 50 feet is required for 29 proposed single-family residential lots on 90.10 acres at the northwest corner of La Madre Way and Grand Canyon Drive. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a request for a Variance (22-0666-VAR31) to allow a proposed eight-foot tall perimeter retaining wall where six feet is allowed and an overall proposed perimeter wall/fence height of 14 feet where 12 feet is allowed on 90.10 acres at the northwest corner of La Madre Way and Grand Canyon Drive. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a request for a Variance (22-0666-VAR32) to allow no offsite improvements in Grand Canyon Drive, Washburn Road, Rosada Way, La Madre Way, Fisher Avenue, Eula Street and Hualapai Way where such are required, including streetlights, curbs, gutters and sidewalks on 90.10 acres at the northwest corner of La Madre Way and Grand Canyon Drive. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a request for a Variance (22-0666-VAR33) to allow a modified Shared Use and Equestrian Trail design along portions of Hualapai Way and the NV Energy Easement; to allow private streets without a gate to not meet public street standards where such are required; and to allow a stub street termination where a cul-de-sac or hammerhead is required on 90.10 acres at the northwest corner of La Madre Way and Grand Canyon Drive. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a Petition to Vacate (22-0666-VAC1) portions of Bureau of Land Management right-of-way grants to the City of Las Vegas generally located at the northwest corner of La Madre Way and Grand Canyon Drive. The Planning Commission and staff recommended approval.

Staff Report Page Three
March 12, 2024 - Planning Commission Meeting

02/15/23	The City Council approved a Tentative Map (22-0666-TMP1) for a 136-lot single-family residential subdivision (Grand Canyon and Washburn) on 90.10 acres at the northwest corner of La Madre Way and Grand Canyon Drive. The Planning Commission recommended approval; staff recommended denial.
02/15/23	A Final Map (100369-FMP) for a 53-lot single-family residential subdivision (Grand Canyon and Washburn Phase 1) on 36.42 acres at the northwest corner of La Madre Way and Grand Canyon Drive was submitted for technical review. Staff comments were sent 10/24/23.
09/06/23	A Final Map (100374-FMP) for an 83-lot single-family residential subdivision (Grand Canyon and Washburn Phase 2) on 53.22 acres at the northwest corner of La Madre Way and Grand Canyon Drive was submitted for technical review. Staff comments were sent 10/23/23.
09/15/23	

Most Recent Change of Ownership

12/21/23	A deed was recorded for a change in ownership.
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Related Building Permits/Business Licenses

03/30/23	A Technical Drainage Study (DS05667) for the Grand Canyon and Washburn residential subdivision was submitted for review. The study has not been approved; the third review was completed 08/02/23.
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Pre-Application Meeting

01/16/24	A pre-application meeting was held with the applicant to discuss submittal requirements for a Petition of Vacation. No major issues surfaced at this meeting.
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Neighborhood Meeting

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

02/01/24	The site is mostly undeveloped with natural desert vegetation, sloping down from west to east. Large overhead power lines with a gravel road underneath bisect the site from northwest to southeast. Fisher Avenue, La Madre Way and Grand Canyon Drive all have limited improvements with no curbs, gutters, sidewalks or streetlights. Washburn Road and Rosada Way are unimproved across this site.
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Staff Report Page Four
March 12, 2024 - Planning Commission Meeting

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	90.89

<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	RNP (Rural Neighborhood Preservation)	R-E (Residence Estates)
	Utility Installation		
North	Single Family, Detached	RNP (Rural Neighborhood Preservation)	R-E (Residence Estates)
		Ranch Estate Neighborhood - Clark County	R-E (Rural Estates Residential) - Clark County
South	Single Family, Detached	RNP (Rural Neighborhood Preservation)	R-E (Residence Estates)
		Ranch Estate Neighborhood - Clark County	R-E (Rural Estates Residential) - Clark County
	Utility Installation	Ranch Estate Neighborhood - Clark County	
	Undeveloped	Ranch Estate Neighborhood - Clark County	
		RNP (Rural Neighborhood Preservation)	R-E (Residence Estates)
East	Single Family, Detached	RNP (Rural Neighborhood Preservation)	R-E (Residence Estates)
	Undeveloped	RNP (Rural Neighborhood Preservation)	R-E (Residence Estates)
		Ranch Estate Neighborhood - Clark County	R-E (Rural Estates Residential) - Clark County

Staff Report Page Five
March 12, 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>
West	Single Family, Detached	RNP (Rural Neighborhood Preservation)	R-E (Residence Estates)
		R (Rural Density Residential)	R-D (Single Family Restricted)
			R-1 (Single Family Residential)
	Undeveloped	Ranch Estate Neighborhood - Clark County	R-E (Rural Estates Residential) - Clark County

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: La Madre Foothills	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 (Hualapai, Equestrian, NV Energy Power Line Easement - Shared Use)	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement (Excepted Area A2)	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A