



AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING DATE: MAY 15, 2024
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: PN II, INC. - OWNER: THE HOWARD HUGHES COMPANY, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0091-VAC1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED 9 (by City Clerk)

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

24-0091-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be defined as the unused portion of the median opening located on Grand Park Boulevard generally between Sandstone Rise Drive and Redpoint Drive.
2. Dedicate right-of-way to match the approved design for the proposed median modification.
3. The Order of Vacation shall reserve 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.
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. 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.
6. All development shall be in conformance with code requirements and design standards of all City Departments.
7. 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.
8. 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 ****

PROJECT DESCRIPTION

The applicant is requesting for a Petition to Vacate a portion of public right-of-way on Grand Park Boulevard, generally located between Sandstone Rise Drive and Redpoint Drive.

ANALYSIS

Grand Park Boulevard contains a median opening to Village 25 Parcel KL, generally located between Sandstone Rise Drive and Redpoint Drive. Per the submitted justification letter, the applicant requests this Petition to Vacate an unused portion of public right-of-way, dedicated through the Summerlin Village 25 Unit 6 Final Map (FMP-100112), as the layout of the parcel has changed.

FINDINGS (24-0091-VAC1)

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 Grand Park Boulevard, generally located between Sandstone Rise Drive and Redpoint Drive. The following information concerning this request to vacate certain public street right-of-way is presented below.

- 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
- 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

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The Petition to Vacate public right-of-way does not reduce traffic handling capabilities, does not eliminate access to adjacent parcels and will not affect the uniformity of right-of-way width on Grand Park Boulevard; therefore, staff recommends approval with conditions.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
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.
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.
	The Planning Commission approved a request for a Tentative Map (TMP-78257) for a 91-lot Single Family Residential Subdivision on 23.71 acres at the northwest corner of Far Hill Avenue and Fox Hill Drive. Staff recommended approval of the request. Staff recommended approval of the request.
	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.
09/08/20	The Planning Commission approved a request for a Tentative Map (20-0082-TMP1) for a 115-lot single family residential subdivision on 21.16 acres at the northwest corner of Far Hills Avenue and Fox Hill Drive. Staff recommended approval of the request.
04/23/21	The Department of Community Development - Planning Division processed a request for a Final Map Technical Review (100112-FMP) for a two-lot pod (Summerlin Village 25 Unit 6) on 53.30 acres west of the corner of Redpoint Drive and Sky Vista Drive. The map was recorded on 01/11/22 (Book:166, Page:079).

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<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
12/12/23	The Planning Commission approved a request for a Tentative Map (23-0511-TMP1) for a 170-lot single family residential subdivision on 40.44 acres at the southwest corner of Fox Hill Drive and Grand Park Boulevard. Staff recommended approval of the request.
4/9/24	The Planning Commission voted (6-0) to APPROVE For possible action on a Land Use Entitlement project request for a Petition to Vacate a portion of public right-of-way on Grand Park Boulevard, generally located between Sandstone Rise Drive and Redpoint Drive, Ward 2 (Seaman). Staff recommends APPROVAL.

<i>Most Recent Change of Ownership</i>	
12/18/97	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
No related building permits/business licenses.	

<i>Pre-Application Meeting</i>	
02/13/24	A pre-application meeting was held with the applicant and the submittal requirements for a Petition to Vacate public right-of-way.

<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one held.	

<i>Field Check</i>	
02/28/24	Staff conducted a routine field check and observed a developed public right-of-way. Access to the subject area of this Vacation request was limited.

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Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Public ROW (Right-of-way)	Public ROW (Right-of-way)	Public ROW (Right-of-way)
North	Undeveloped	SF2 (Single Family Detached)	P-C (Planned Community)
South	Undeveloped	SF2 (Single Family Detached)	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
P-C (Planned Community) District	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