

**AGENDA MEMO - COMMUNITY DEVELOPMENT****CITY COUNCIL MEETING DATE: OCTOBER 16, 2024****DEPARTMENT: COMMUNITY DEVELOPMENT****ITEM DESCRIPTION: APPLICANT/OWNER: WOODSIDE HOMES OF NEVADA, LLC**

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0334-VAC1	Staff recommends APPROVAL, subject to conditions:	

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

N/A

NOTICES MAILED 7**PROTESTS** 0**APPROVALS** 0

**** CONDITIONS ****

24-0334-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be defined as the median opening on Desert Foothills Drive, North of Clowder Pass Way.
2. The Order of Vacation shall record prior to or concurrently with a Final Map for this site.
3. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing elevations and drainage paths for the Desert Foothills Drive median prior to the recordation of the Order of Vacation. Provide and improve all drainage ways as recommended.
4. The Order of Vacation shall a reserve public sewer easement over the entire area requested 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 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.

Conditions Page Two
October 16, 2024 - City Council Meeting

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.

Staff Report Page One
October 16, 2024 - City Council Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting to vacate a portion of right-of-way (median nose) generally located on Desert Foothills Drive, approximately 900 feet north of Fleet Wing Avenue.

ANALYSIS

On January 09, 2024, the Planning Commission approved a Tentative Map (23-0495-TMP1) for a proposed 126-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 Summerlin Village 22 Parcel I are no longer needed as entry into the subdivision will instead be from Orrock Street. As such, the left turn pocket located on Desert Foothills Drive is no longer required, prompting this petition to Vacate.

FINDINGS (24-0334-VAC1)

The Department of Public Works has no objection to the Petition to Vacate a portion of right-of-way (median nose) located on Desert Foothills Drive, approximately 900 feet north of Fleet Wing Avenue.

- 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.*
- E. Does this vacation request eliminate public street access to any abutting parcel?
No

Staff Report Page Two
October 16, 2024 - City Council Meeting

- 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

FINDINGS (24-0334-VAC1)

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 of this Vacation, 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
	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.
09/15/04	The City Council approved a revised Summerlin Development Standards document (DIR-3934), which is still in effect.
02/06/18	A four-lot Parcel Map (PMP-72276) on 5,055.08 acres generally located at the southwest corner of Lake Mead Boulevard and Clark County 215 was recorded.
05/01/18	A four-lot Parcel Map (PMP-72289) on 5,053.24 acres generally located at the southwest corner of Lake Mead Boulevard and Clark County 215 was recorded. The proposed Village 22 area is shown as Lot 2.
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.

Staff Report Page Three
October 16, 2024 - City Council Meeting

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
05/16/18	The City Council approved a Development Plan Review (MDR-72778) for Summerlin Village 21 on 321.00 acres at the northwest corner of Far Hills Avenue and Clark County 215. The Planning Commission and staff recommended approval.
05/16/18	The City Council approved a Development Plan Review (MDR-72778) for Summerlin Village 24A on 102.56 acres at the northwest corner of Alta Drive and Sky Vista Drive.
06/12/18	The Planning Commission approved a Tentative Map (TMP-73332) for a 36-parcel master planned village and modifications to the Summerlin improvement standards on 320.59 acres at the northwest corner of Far Hills Avenue and Clark County 215. Staff recommended approval.
07/18/18	The City Council approved a Vacation (VAC-73331) for a Petition to Vacate a portion of Carriage Hill Drive north of Far Hills Avenue. The Planning Commission and staff recommended approval.
10/17/18	The City Council approved a Development Plan Review (MDR-73901) for Summerlin Village 22 on 446.69 acres at the southwest corner of Lake Mead Boulevard and Clark County 215. The Planning Commission and staff recommended approval.
06/10/19	The Department of Planning administratively approved a Minor Modification (MOD-76665) to adjust land use allocation and parcel acreages on 444.50 acres at the southwest corner of Lake Mead Boulevard and Clark County 215. This request revised the land use designation of Parcel E from: NF/SF3 (Neighborhood Focus/Single Family Detached) to: SF3 (Single Family Detached) and revise the land use designation Parcel F from: SF3 (Single Family Detached) to: NF/SF3 (Neighborhood Focus/Single Family Detached).
06/11/19	The Planning Commission approved a Tentative Map (TMP-75103) for a 43-parcel master planned village with deviations of the Summerlin improvement standards on 446.69 acres at the southwest corner of Lake Mead Boulevard and Clark County 215. Staff recommended approval.
02/19/20	The City Council approved Major Modification (MOD-77751) of the approved Summerlin Village 22 Development Plan (MDR-73901) to amend the Summerlin land use designation of various parcels within village 22 on 444.45 acres at the southwest corner of Lake Mead Boulevard and Clark County 215. The Planning Commission and staff recommended approval of the request.
02/19/20	The City Council approved a Tentative Map (TMP-77752) for a 37-Parcel Master Planned Village with deviations of the Summerlin development standards on 444.45 acres at the southwest corner of Lake Mead Boulevard and Clark County 215. The Planning Commission and staff recommended approval of the request.

Staff Report Page Four
October 16, 2024 - City Council Meeting

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
08/11/20	The Planning Commission approved a request for a Tentative Map (20-0012-TMP1) for a proposed 126-lot Single Family Residential Subdivision on 17.39 acres located on the southwest corner of Lake Mead Boulevard and Desert Foothills Drive Staff recommended approval of the request.
01/09/24	The Planning Commission approved a Tentative Map (23-0495-TMP1) for a proposed 126-lot single-family detached and attached residential subdivision at the southwest corner of Kestrel Creek Avenue and Orrock Street.
09/10/24	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 right-of-way (Median Nose) generally located on Desert Foothills Drive, approximately 900 feet north of Fleet Wing Avenue (APN 137-23-110-002), Ward 2 (Seaman).

<i>Most Recent Change of Ownership</i>	
09/29/22	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
10/03/18	A grading permit (#C18-04357) has been submitted for Summerlin Village 22. The grading permit was issued 10/08/18.
06/25/24	An offsite civil permit (#L24-01265) has been submitted for Summerlin Village 22 Parcel I.

<i>Pre-Application Meeting</i>	
06/24/24	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Vacation.

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

<i>Field Check</i>	
08/01/24	Staff conducted a routine field check and observed Desert Foothills Drive with a constructed median nose. Nothing of concern was noted.

Staff Report Page Five
October 16, 2024 - City Council Meeting

Details of Application Request	
Site Area	
Net Acres	13.45

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Right-of-Way	Right-of-Way	Right-of-Way
North	Right-of-Way	Right-of-Way	Right-of-Way
South	Right-of-Way	Right-of-Way	Right-of-Way
East	Undeveloped	SFSD (Single Family Special Lot Development)	P-C (Planned Community)
West	Residential, Single Family, Detached	Multiple	P-C (Planned Community)

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Summerlin West	Y
Summerlin West Development Agreement	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