

*City of Las Vegas*

**AGENDA MEMO - PLANNING**

CITY COUNCIL MEETING DATE: NOVEMBER 18, 2020

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: 190 OCTANE FT PARTNERS, LLC

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

<b>CASE NUMBER</b>	<b>RECOMMENDATION</b>	<b>REQUIRED FOR APPROVAL</b>
<b>20-0143-SNC1</b>	Staff recommends APPROVAL, subject to conditions:	

**\*\* NOTIFICATION \*\***

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 28

**NOTICES MAILED** 295 (By City Clerk)

**PROTESTS** 3

**APPROVALS** 0

**\*\* CONDITIONS \*\***

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## **20-0143-SNC1 CONDITIONS**

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**Planning**

1. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**Public Work**

2. The applicant shall be responsible for all costs related to this Street Name Change including signage and installation.
3. The Master Developer for the BLM 270 Planned Community must modify all signage on Puli Road from Grand Teton Drive to Tropical Parkway associated with this Street Name Change at the developer's expense.

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**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

The applicant has requested to rename a portion of the Puli Road alignment between Grand Teton Drive and Tropical Parkway from Puli Road to Skye Hills Street. The subject street is adjacent to a newly developing subdivision (BLM 270) to the west of the street alignment.

**ISSUES**

- All lots located on the west side of the subject street alignment are under the same ownership, except for one Bureau of Land Management owned parcel.
- No Permits have been issued using the Puli Road street name.

**ANALYSIS**

On May 20<sup>th</sup>, 2020 the City Council approved a request for a Street Name Change (SNC-78411) from “Skye Hill Street” to “Skye Peak Street”, generally located north of Eagle Canyon Avenue, east of Shaumber Road. The applicant indicated in the justification letter of that project, that the name change was requested so that the applicant may use the name “Skye Hill” elsewhere.

The proposed name (“Skye Hills Street”) has been proposed along a portion of the Puli Road alignment between Grand Teton Drive and Tropical Parkway. The applicant has indicated in the submitted justification letter date stamped August 18<sup>th</sup>, 2020 that, “the intent of this request is to create a street name that is consistent with the master-planned community providing an at grade traffic thoroughfare into the residential parcels along the westerly boundary of the street alignment. This will enhance the master plan identity and add perceived value to the master plan area.”

The request meets the criteria for valid street names per the City of Las Vegas Street Naming and Addressing Assignment Regulations, 2009 Edition. This name was submitted to Las Vegas Fire and Rescue for verification and subsequently approved February 10, 2020.

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**FINDINGS (20-0143-SNC1)**

Staff has no objection to the requested street name change. The Puli Road right-of-way has not been constructed and there are currently no addresses associated with the road way alignment. All parcels to the west of the roadway alignment are under the same ownership, and no homes within the master planned community have been constructed. The Final Map for this subdivision does not need to be amended by the applicant if approved. Staff recommends approval, subject to conditions.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i></b>	
04/15/20	The City Council approved a request for a General Plan Amendment (GPA-78033) from PF (Public Facilities) and DR (Desert Rural Density Residential) to PCD (Planned Community Development) on 275.80 acres on the west side of Puli Road between Farm Road and Tropical Parkway.
	The City Council approved a request for a Rezoning (ZON-78241) from U (Undeveloped) [DR (Desert Rural Density Residential) General Plan Designation] and C-V (Civic) to PD (Planned Development) on 275.80 acres on the west side of Puli Road between Farm Road and Tropical Parkway.
	The City Council approved a request for a Petition of Vacation (VAC-78242) Bureau of Land Management right-of-way grants generally located on the west side of Puli Road between Farm Road and Tropical Parkway.
	The City Council approved a request for a Tentative Map (TMP-78365) for a 12-lot Master Planned Residential Subdivision (BLM 270) on 275.80 acres on the west side of Puli Road between Farm Road and Tropical Parkway.
10/13/20	The Planning Commission unanimously voted to recommend APPROVAL on a Land Use Entitlement project request for a Street Name Change FROM: PULI ROAD TO: SKYE HILLS STREET on the Puli Road alignment between Grand Teton Drive and Tropical Parkway, Ward 6 (Fiore).

<b><i>Related Building Permits/Business Licenses</i></b>
There are no related building permits or business licenses associated with the subject site.

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<b>Pre-Application Meeting</b>	
08/13/20	A pre-application meeting was held with the applicant to discuss submittal requirements for a Street Name Change application. The applicant stated that a new street name list including Skye Hills Street was approved by Fire and Rescue and will be included with the submittal.

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

Field Check	
09/03/20	During a routine site visit, staff noted that the current Puli Road street alignment is currently undeveloped.

<b>Details of Application Request</b>	
<b>Site Area</b>	
Net Acres	N/A
Street Segment	Puli Road alignment between Grand Teton Drive and Tropical Parkway
Parcels directly affected	APNs 126-23-710-001; 126-23-610-004; -002; -003; -001; 126-23-510-003; -001; -002; 126-14-810-002; -001; 126-14-710-004; 126-14-710-001; -002; -003

<b>Master and Neighborhood Plan Areas</b>	<b>Compliance</b>
No Applicable Master Plan Area	N/A
<b>Special Area and Overlay Districts</b>	<b>Compliance</b>
No Applicable Special Area or Overlay Districts	N/A
<b>Other Plans or Special Requirements</b>	<b>Compliance</b>
Trails (Puli Rd)	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	Y
Project of Regional Significance	Y

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**DEVELOPMENT STANDARDS**

Pursuant to the Street Naming and Address Assignment Regulations, 2009 Edition, the following standards are applicable to the proposed street name change:

<b><i>Code Section</i></b>	<b><i>Requirements</i></b>	<b><i>Proposed</i></b>
IV.B.1	A primary street name shall be used only once and shall not be used in any other alignment. The same primary street name cannot be repeated with a different suffix, in the case where the street crosses jurisdictional boundaries.	Skye Hills Street is a unique name not used on any other alignment or with any other suffix within the Las Vegas Valley.
IV.B.8	Street names are restricted to a maximum of 20 characters (includes street name, space, affix, and suffix).	Contains 17 characters including spaces and suffix
IV.C.2	When used, "Street" shall represent a generally north/south street.	The subject street generally has a north/south orientation
V.B.1	A newly developed street shall assume the name of the street with which it aligns unless the street does not and cannot in the future connect to an existing street segment along the alignment.	The subject street does not and cannot in the future connect to an existing street segment along the same alignment.