



# AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 13, 2021

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: PINNACLE HOMES, INC. - OWNER: PUSHING 30, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
21-0325-VAC1	Staff recommends APPROVAL, subject to conditions:	

## \*\* NOTIFICATION \*\*

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

7

NOTICES MAILED

2

PROTESTS

0

APPROVALS

0

Conditions Page One  
July 13, 2021 - Planning Commission Meeting

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

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**21-0325-VAC1 CONDITIONS**

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1. The limits of this Petition of Vacation shall be the U.S. Government Patent Easements located on Assessor Parcel Numbers 125-31-601-001 and 125-31-601-002 excluding those portions on Hammer Lane and Fisher Avenue required for right-of-way.
2. This Order of Relinquishment shall record immediately prior to and concurrent with a mapping action that subdivides this site, such as a Final Map associated with 21-0143-TMP1.
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 Vacation.
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 the Subdivision Ordinance of the City of Las Vegas. 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 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 Planning Director, then approval will terminate and a new petition must be submitted.

Staff Report Page One  
July 13, 2021 - Planning Commission Meeting

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

**PROJECT DESCRIPTION**

The applicant is requesting to vacate U.S. Government Patent Easements generally located on 7.50 acres at the southwest corner of Hammer Lane and Park Street.

**ISSUES**

- Condition of Approval number eight (#8) of previously approved Tentative Map (21-0143-TMP1) requires, “*prior to and concurrent with the recordation of a Final Map for this site, a Petition of Vacation shall be recorded to eliminate the patent easements in conflict with this proposed site.*” This Petition to Vacate application is in accordance with that condition.

**ANALYSIS**

Staff has no objection to the request to relinquish the City's interests in U.S. Government Patent Reservations generally located on the southeast corner of Grand Canyon Drive and Hammer Lane. As this vacation request was a Condition of Approval of an approved Tentative Map, staff is recommending approval with conditions.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i></b>	
11/16/16	The City Council approved a Petition to Annex (ANX-65886) 5.00 acres at the northwest corner of North Park Street and West Fisher Avenue. The Planning Commission and Staff recommended approval. Staff recommended approval.
01/12/21	The Planning Commission approved a request for a Variance (20-0298-VAR1 through 20-0298-VAR6) to allow a 20-foot front yard setback where 30 feet is required for a proposed eight-lot single-family, detached residential subdivision on 5.00 acres at the southwest corner of Hammer Lane and Park Street.

**Staff Report Page Two**  
**July 13, 2021 - Planning Commission Meeting**

<b><i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i></b>	
	The Planning Commission approved a request for a Variance (20-0298-VAR7) to allow no half-street improvements for Hammer Lane, Park Street and Fisher Lane for a proposed eight-lot single-family, detached residential subdivision on 5.00 acres at the southwest corner of Hammer Lane and Park Street.
	The Planning Commission approved a request for a Tentative Map (20-0298-TMP1) for a proposed eight-lot single-family, detached residential subdivision on 5.00 acres at the southwest corner of Hammer Lane and Park Street.
02/17/21	The City Council approved a Petition to Annex (20-0214-ANX1) 2.5 acres located at the southeast corner of Hammer Lane and Grand Canyon Drive.
05/11/21	The Planning Commission approved a request for a Variance (VAR-21-0143-VAR1) to allow no internal or external street lighting, or pay the improvement contribution in lieu of improvements where such is required on 7.50 acres at the southwest corner of Hammer Lane and Park Street.
	The Planning Commission approved a request for a Variance (VAR-21-0143-VAR2) to allow private streets without a gate and to not meet public street standards; and rural street standards for Hammer Lane, Park Street, Grand Canyon Drive and Fisher Avenue where such is not allowed on 7.50 acres at the southwest corner of Hammer Lane and Park Street.
	The Planning Commission approved a request for a Variance (VAR-21-0143-VAR3) to allow a 20-foot front yard setback where 30 feet is required for Lot 4 on 7.50 acres at the southwest corner of Hammer Lane and Park Street.
	The Planning Commission approved a request for a Variance (VAR-21-0143-VAR4) to allow a 20-foot front yard setback where 30 feet is required for Lot 5 on 7.50 acres at the southwest corner of Hammer Lane and Park Street.
	The Planning Commission approved a request for a Variance (VAR-21-0143-VAR6) to allow a 20-foot front yard setback where 30 feet is required for Lot 11 on 7.50 acres at the southwest corner of Hammer Lane and Park Street.
	The Planning Commission approved a request for a Tentative Map (21-0143-TMP1) for a 12-lot single-family residential subdivision on 7.50 acres at the southwest corner of Hammer Lane and Park Street.

<b><i>Most Recent Change of Ownership</i></b>	
10/2020	A deed was recorded for a change in ownership.

**Staff Report Page Three**  
**July 13, 2021 - Planning Commission Meeting**

***Related Building Permits/Business Licenses***

There are no building permits or business licenses related to the subject site.

***Pre-Application Meeting***

05/17/21	Staff provided the applicant a submittal checklist for a Petition to Vacate application.
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***Neighborhood Meeting***

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

***Field Check***

05/26/21	Staff observed the area of vacation and did not note anything of concern during the visit.
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***Details of Application Request***

***Site Area***

Gross Acres	7.25
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<b><i>Surrounding Property</i></b>	<b><i>Existing Land Use Per Title 19.12</i></b>	<b><i>Planned or Special Land Use Designation</i></b>	<b><i>Existing Zoning District</i></b>
Subject Property	Undeveloped	RNP (Rural Neighborhood Preservation)	R-E (Residence Estates)
North		RNP (Rural Neighborhood Preservation) – Clark County	R-E (Rural Estates Residential) – Clark County
South		RNP (Rural Neighborhood Preservation)	R-E (Residence Estates)
East	Single Family, Detached Dwelling	RNP (Rural Neighborhood Preservation) – Clark County	R-E (Rural Estates Residential) – Clark County
West	Undeveloped		

Staff Report Page Four  
 July 13, 2021 - Planning Commission Meeting

<b><i>Master and Neighborhood Plan Areas</i></b>	<b><i>Compliance</i></b>
No Applicable Master Plan Area	N/A
<b><i>Special Area and Overlay Districts</i></b>	<b><i>Compliance</i></b>
No Applicable Special Area or Overlay Districts	N/A
<b><i>Other Plans or Special Requirements</i></b>	<b><i>Compliance</i></b>
Trails (Proposed Shared Use Trail – North side of Hammer Lane)	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement – Area 1	Y
Project of Significant Impact	N/A
Project of Regional Significance	N/A