

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: DECEMBER 21, 2022

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
22-0519-VAC1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

NOTICES MAILED 8 (by City Clerk)

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

22-0519-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be defined as the unused portion of the median located immediately south of the intersection of Sky Vista Drive and Carmel Cliff Avenue.
2. Dedicate right-of-way to match the approved design for the proposed median modification.
3. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.
4. 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.
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. 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 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 or easement being vacated must be retained.

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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 Planning Director, then approval will terminate and a new petition must be submitted.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting to vacate a portion of Sky Vista Drive between Far Hills Avenue and Carmel Cliff Avenue containing a left turn pocket. This portion of public right-of-way was dedicated through the Summerlin Village 25 Unit 2 Final Map.

ANALYSIS

Sky Vista Drive contains a private median with an opening to Village 25 to the east at Carmel Cliff Avenue. This opening was originally also planned to serve Village 29 Parcel D, located to the west; however, the layout of that builder parcel has changed, and the entry to the subdivision will now be from Grand Park Boulevard, eliminating the need for a left turn pocket from Sky Vista Drive. The proposed vacation would allow for a wider median, and U turns at the median opening would be prohibited.

FINDINGS (22-0519-VAC1)

The Department of Public Works has no objection to the request to vacate the left turn pocket, as it is no longer needed. The following information concerning this vacation is provided 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 |

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 Sky Vista Drive; therefore, staff recommends approval with conditions.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
11/27/19	A Final Map (FMP-76971) for a four-lot residential subdivision with 23 common lots (Summerlin Village 25 - Unit 2) on 108.65 acres at the northwest corner of Far Hills Avenue and Fox Hill Drive was recorded.
06/25/20	A Parcel Map (PMP-78534) for a four-lot parcel map (Villages 27, 29, 30A) on 3,642 acres west of Sky Vista Drive and Far Hills Avenue was recorded.
06/16/21	The City Council approved a request for a Master Development Plan Review (21-0167-MDR1) for Summerlin West Village 29 on 324.39 acres on the southwest corner of Sandstone Rise Drive and Sky Vista Drive. The Planning Commission recommended approval of the request.
09/14/21	The Planning Commission approved a Parent Tentative Map (21-0411-TMP1) for a 22-lot master planned village (Summerlin Village 29) on 324.39 acres on the west side of Sky Vista Drive, approximately 1,380 feet south of Redpoint Drive. Staff recommended approval.
02/28/22	Department of Planning staff accepted a Final Map (100203-FMP) for five large lots (Summerlin Village 29 - Unit 1) on 90.21 acres on the west side of Sky Vista Drive, approximately 1,380 feet south of Redpoint Drive. The map has been approved for mylar review but has not been recorded.
05/10/22	The Planning Commission approved a Parent Tentative Map (22-0138-TMP1) for a 22-lot master planned village (Summerlin Village 29) on 324.39 acres at the southwest corner of Sky Vista Drive, approximately 1,380 feet south of Redpoint Drive. Staff recommended approval. This map replaced the previously approved parent map (21-0411-TMP1).
11/15/22	The Planning Commission voted (6-0) to recommend APPROVAL of a Petition to Vacate a portion of public right-of-way on Sky Vista Drive, generally located between Far Hills Avenue and Carmel Cliff Avenue, Ward 2 (Seaman).

<i>Related Building Permits/Business Licenses</i>	
02/29/20	Civil Improvement Plans (CLV Drawing 107V8098) were approved for Summerlin Village 29 (L20-00010). A final inspection has not been approved.
04/06/20	A building permit (C20-01024) was issued for stockpiling at 12431 Far Hills Avenue. A final inspection has not been approved.

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Pre-Application Meeting	
09/01/22	A pre-application meeting was held with the applicant to discuss submittal requirements regarding a Petition of Vacation. No major issues were discussed.

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

Field Check	
10/10/22	Sky Vista Drive north of Far Hills Avenue is fully improved with a median separating two lanes of traffic. A left turn lane and median pocket is located on the northbound and southbound sides of Sky Vista Drive at Carmel Cliff Avenue.

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