



**AGENDA MEMO - COMMUNITY DEVELOPMENT**

**PLANNING COMMISSION MEETING DATE: APRIL 11, 2023**

**DEPARTMENT: COMMUNITY DEVELOPMENT**

**ITEM DESCRIPTION: APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT**

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

<b>CASE NUMBER</b>	<b>RECOMMENDATION</b>	<b>REQUIRED FOR APPROVAL</b>
<b>22-0687-VAC1</b>	Staff recommends APPROVAL, subject to conditions:	

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

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 30

**NOTICES MAILED** 1

**PROTESTS** 0

**APPROVALS** 0

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

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**22-0687-VAC1 CONDITIONS**

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1. The limits of this Petition of Vacation shall be the U.S. Government Patent Easements located east of Conquistador Street and south of Inyo Avenue, on Assessor Parcel Number 125-19-301-014.
2. 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 Relinquishment of Interest.
3. All development shall be in conformance with code requirements and design standards of all City Departments.
4. 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 or other easements that would/should cross any right-of-way being vacated must be retained.
5. If the Order of Relinquishment of Interest 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.

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

**PROJECT DESCRIPTION**

The Las Vegas Valley Water District is petitioning the City of Las Vegas to relinquish its interest in U.S. Government Patent easements over land that is to be developed as part of a future reservoir and pump station on the east side of Conquistador Street, between Deer Springs Way and the Las Vegas 215 Beltway.

**ANALYSIS**

The property is zoned C-V (Civic) and is currently undeveloped. The patent easements requested to be vacated are along the north, west and east edges of a 3.29-acre parcel owned by the applicant and are adjacent to a larger federally owned 20-acre parcel that will be part of the reservoir. The entitlements for the reservoir and pump station were approved in January 2021 and are expected to be extended until 2025; however, the petition to vacate patent easements is independent of approval of the reservoir improvements. The civil improvement plans and building permit plans are still under review at this time.

The Beltway Trail is located to the south of this site and is not affected by this request.

The Department of Public Works has no objection to relinquishment of the City's interests in these easements.

**FINDINGS (22-0687-VAC1)**

The subject patent easements are no longer needed for roadway and utility purposes due to anticipated installation of the reservoir facility, and the requested Vacation would not eliminate required access to any portion of the subject site. The Department of Public Works has no objection to this vacation. Therefore, staff recommends approval, subject to conditions.

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**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i></b>	
02/07/07	The City Council approved a Petition to Annex (ANX-12215) property generally located north of Centennial Parkway between Shaumber Road and Fort Apache Road, including Centennial High School on the west side of Hualapai Way. The Planning Commission recommended approval of the request.
01/07/09	The City Council approved a Petition to Annex (ANX-29903) property located 1,350 feet east of the Hualapai Way alignment fronting the exit ramp for Clark County 215, containing approximately 3.69 acres. The Planning Commission recommended approval of the request.
01/20/21	The City Council approved a Rezoning (20-0207-ZON1) from U (Undeveloped) [PF (Public Facilities) General Plan Designation] to C-V on a 20.00-acre portion of 23.29 acres at the southeast corner of Deer Springs Way and Conquistador Street. The Planning Commission and staff recommended approval.
	The City Council approved a Variance (20-0207-VAR1) to allow deviations from Title 19.10.020 C-V (Civic) Development Standards on a portion of 23.37 acres at the southeast corner of Deer Springs Way and Conquistador Street. The Planning Commission and staff recommended approval.
	The City Council approved a Site Development Plan Review (20-0207-SDR1) for a proposed water reservoir and 9,819 square-foot pumping station and pressure-reducing valve development on a portion of 23.37 acres at the southeast corner of Deer Springs Way and Conquistador Street. The Planning Commission and staff recommended approval.
04/05/23	The City Council will hear a request for the first Extension of Time (23-0048-EOT1) of an approved Variance (20-0207-VAR1) to allow deviations from Title 19.10.020 C-V (Civic) Development Standards on a portion of 23.37 acres at the southeast corner of Deer Springs Way and Conquistador Street. Staff recommends approval.
	The City Council will hear a request for the first Extension of Time (23-0048-EOT2) of an approved Site Development Plan Review (20-0207-SDR1) for a proposed development including a water reservoir and 9,819 square-foot pumping station and valves on a portion of 23.37 acres at the southeast corner of Deer Springs Way and Conquistador Street. Staff recommends approval.

<b><i>Most Recent Change of Ownership</i></b>	
09/13/02	A deed was recorded for a change in ownership.

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<b><i>Related Building Permits/Business Licenses</i></b>	
11/18/20	A Plan Check Review (PRC20-00091) was submitted for a public utility installation (reservoir, pump station and related development) at 9701 West Deer Springs Way. A permit has not been issued; however, the review has been extended to 07/12/23.
11/19/20	Civil Improvement Plans (L20-02602) were submitted for review of installation of offsite improvements related to a reservoir and pump station development at the southeast corner of Deer Springs Way and Conquistador Street. A permit has not been issued.
11/24/20	Application (C20-04545) was made for a building permit for vehicular gates at 9701 West Deer Springs Way. A permit has not been issued; however, the review has been extended to 07/12/23.
	Application (C20-04546) was made for a building permit for a perimeter wall at 9701 West Deer Springs Way. A permit has not been issued; however, the review has been extended to 07/12/23.
05/10/21	Civil Improvement Plans (L20-02682) were approved for installation of pipelines for the Rome Reservoir and Pump Station located at 9701 West Deer Springs Way. The project has not been finalized.
11/22/21	A technical drainage study (DS05343) for the Rome 2745 Reservoir, 2975 Zone Pumping Station and 2975-2860 Zone PRV project at the southeast corner of Deer Springs Way and Conquistador Street was finalized by city staff.

<b><i>Pre-Application Meeting</i></b>	
11/30/22	A pre-application meeting was held to discuss submittal requirements for a Vacation of U.S. Government Patent Easements. Materials were sent to the applicant for reference.
01/25/23	A follow-up set of meeting notes and submittal checklist was sent to the applicant.

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

<b><i>Field Check</i></b>	
03/02/23	The site is undeveloped with native vegetation. At the time of inspection there was some equipment and mounds of dirt along the south and western edges of the site.

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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	R (Rural Density Residential)	C-V (Civic)
North	Undeveloped	PF (Public Facilities)	C-V (Civic)
South	Clark County 215 Beltway	Right-of-Way	Right-of-Way
East	Undeveloped	PF (Public Facilities)	C-V (Civic)
West	Single Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)

<b><i>Master and Neighborhood Plan Areas</i></b>	<b><i>Compliance</i></b>
Las Vegas 2050 Master Plan Area: Centennial Hills	Y
<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 (215 Beltway Trail - Shared Use Trail) - constructed	Y
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