



Planning Commission Agenda Item

Date: October 11, 2017
Item No: 22.

TO: Planning Commission

FROM: Alfredo Melesio, Jr., AICP, Director Land Development & Community Services
Prepared By: Marc Jordan

SUBJECT: VAC-14-17 (59948) Ann and Bruce (Public Hearing). An application submitted by Richmond American Homes of Nevada, Inc., on behalf of R B Las Vegas Land Ventures 2, property owner, to vacate portions of right-of-way next to Ann Road. The property is located at the southeast corner of Ann Road and Bruce Street. The Assessor's Parcel Numbers are 124-35-501-001, 124-35-501-004 through 124-35-501-007, 124-35-501-009 and 124-35-501-010. (For possible action)

RECOMMENDATION:

The Land Development and Community Services Department recommends that VAC-14-17 be approved and forwarded to the City Council for final consideration.

GENERAL INFORMATION:

Comprehensive Plan:	Single-Family Low
Existing land use and zoning:	Undeveloped; PUD, Planned Unit Development District
Surrounding land use and zoning:	<u>North:</u> Jesse Scott Elementary School; R-E, Ranch Estates District <u>East:</u> Undeveloped; R-CL, Single-Family Compact Lot Residential District <u>South:</u> Single-Family Residential; R-1, Single-Family Low Density District <u>West:</u> Single-Family Residential; R-1, Single-Family Low Density District

BACKGROUND INFORMATION:

The applicant is requesting Planning Commission consideration to vacate portions of existing right-of-way next to Ann Road. According to the letter of intent, the two areas proposed for vacation would eliminate a conflict between an existing right-of-way for a bus turnout and the proposed right-of-way for a bus turnout.

The applicant has also filed a request (ZN-30-17) to amend the existing PUD, Planned Unit Development District. In addition, the applicant has also filed a tentative map (T-1423) for an 88-lot residential subdivision. Both requests are also on this agenda for Planning Commission consideration.

DEPARTMENT COMMENTS:

Public Works:	Please see the attached memorandum.
Police:	No comments
Fire:	Please see the attached memorandum.

ANALYSIS

The applicant is proposing an amendment to the existing PUD. The revisions would include a new site design, lot count reduction, and a density reduction. The proposed request is consistent with the associated amendments to the PUD and tentative map. Staff has no objections and is recommending approval.

CONDITIONS:

Public Works:

1. The areas being vacated are subject to modification based upon a detailed analysis of the site during the civil improvement plan review and/or map review process.
2. The vacation shall record concurrently with the associated final map. Should the Order of Vacation not record within two years from the approval date, the vacation shall be deemed null and void.

ATTACHMENTS:

- Public Works Memorandum
- Fire Prevention Memorandum
- Letter of Intent
- Vacation Exhibit
- Clark County Assessor’s Map
- Location and Zoning Map