



Planning Commission Agenda Item

Date: January 13, 2021

Item No: 5.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Amy Michaels

SUBJECT: VAC-13-2020 CHEYENNE & VALLEY (Public Hearing). Applicant: LGI Homes - Nevada, LLC. Request: To vacate an approximate 226 foot long sidewalk easement and three (3) driveway easements along Cheyenne Avenue for a proposed residential subdivision located north of Cheyenne Avenue, approximately 500 feet west of Valley Drive. (APNs 139-07-417-015 and 139-07-417-016).

RECOMMENDATION: APPROVED WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting consideration to vacate: an approximate 226 foot long sidewalk easement north of Cheyenne Avenue and approximately 546 feet west of Valley Drive; a driveway easement north of Cheyenne Avenue and approximately 1,623 feet west of Valley Drive; and a driveway easement north of Cheyenne Avenue and approximately 2,105 feet west of Valley Drive.

BACKGROUND INFORMATION:

Previous Action
N/A

RELATED APPLICATIONS:

Application #	Application Request
AMP-14-2020	An amendment to the Comprehensive Master Plan to change the land use designation from Mixed-Use Employment to Single-Family Medium.
ZN-23-2020	A property reclassification from a PUD (Planned Unit Development District) to R-CL (Single-Family Compact Lot Residential District).
T-MAP-16-2020	A tentative map in a PUD (Planned Unit Development District), proposed property reclassification to R-CL (Single-Family Compact Lot Residential District), to allow a 144-lot, single-family subdivision.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Mixed-Use Employment	PUD, Planned Unit Development District	Undeveloped
North	Multi-Family Residential	PUD, Planned Unit Development District and R-1, Single-Family Low Residential District	Multi-Family Residential
South	Public/Semi Public	M-2, General Industrial District	North Las Vegas Airport
East	Mixed-Use Employment	PUD, Planned Unit Development District	Commercial
West	Community Commercial	C-1, Neighborhood Commercial District	Undeveloped

DEPARTMENT COMMENTS:

Public Works:	See attached memorandum.
Police:	No comment.
Fire:	No comment.
Clark County School District:	No comment.
Clark County Department of Aviation:	See attached memorandum.

ANALYSIS

According to the letter of intent, the applicant is requesting to vacate sidewalk and driveway easements along Cheyenne Avenue. The existing driveway easements do not line up with the proposed project. The proposed project uses a different driveway location than the ones currently dedicated. The sidewalk easement also impedes the proposed project and needs to be vacated. The development will be required to construct a sidewalk along Cheyenne Avenue with the project but it will use a slightly different location than depicted in the existing easement.

The proposed vacations are necessary for the proposed development of the site. Public Works has reviewed the proposed vacation and is recommending approval. The vacations should not create any negative impacts and is warranted for the proposed parcel.

CONDITIONS:

Public Works:

1. Should the Order of Vacation not record within two years from the date of approval, the vacation shall be deemed null and void.

ATTACHMENTS:

Public Works Memorandum
Clark County Department of Aviation Memorandum
Letter of Intent
Vacation Exhibits
Clark County Assessor's Map
Location and Zoning Map