



Planning Commission Agenda Item

Date: January 13, 2021

Item No: 11.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Robert Eastman

SUBJECT: VAC-12-2020 CENTENNIAL COMMERCE (Public Hearing). Applicant: Beazer Homes. Request: To vacate an approximate 40 foot wide private right-of-way, a public utility easement and a drainage easement approximately 610 feet west of Commerce Street, extending approximately 465 feet north of Centennial Parkway.

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APNs 124-22-401-007 and 124-22-401-008).

The applicant is requesting consideration to vacate an approximate 40 foot wide private right-of-way, a public utility easement and a drainage easement. The vacation is generally located approximately 610 feet west of Commerce Street, extending approximately 465 feet north of Centennial Parkway.

BACKGROUND INFORMATION:

Previous Action
N/A

RELATED APPLICATIONS:

Application #	Application Request
T-Map-14-2020	An application to allow a 21-lot single-family residential development on 4.50 gross acres.
ZN-21-2020	A property reclassification from R-E (Ranch Estates District) to an R-1 (Single-Family Low Density District), consisting of 21 single-family lots on approximately 4.50 gross acres.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Single-Family Low	R-E, Ranch Estates District	Undeveloped
North	Single-Family Low	PUD, Planned Unit Development District	Single-Family Residential
South	Community Commercial	C-2, General Commercial District	Commercial/Retail Center (Somerset Academy)
East	Mixed-Use Neighborhood and Single-Family Medium	C-1, Neighborhood Commercial District and R-2, Single-Family Medium District	Undeveloped and Commercial
West	Single-Family Low	PUD, Planned Unit Development District	Single-Family Residential

DEPARTMENT COMMENTS:

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

ANALYSIS

According to the letter of intent, the applicant is requesting to vacate a 40 foot wide private right-of-way that terminates into a cul-de-sac, a public utility easement and a drainage easement located approximately 610 feet west of Commerce Street. The area to be vacated extends approximately 465 feet north from Centennial Parkway and has an area of 20,345 square feet.

The vacated portion will be incorporated into the applicant's property for development. According to the applicant's letter of intent, the vacation request supports the proposed tentative map (T-Map-14-2020) to develop 21 single-family residential lots. The area proposed for vacation appears to be previously dedicated private right-of-way created by a parcel map (PM 34-79) recorded on June 11, 1981. Public works has reviewed the

proposed vacation and is recommending approval. The proposed vacation should not create any negative impacts and the request appears to be appropriate. Staff has no objections and is recommending approval.

CONDITIONS:

Public Works:

1. The vacation shall record concurrently with the associated final map.

ATTACHMENTS:

Public Works Memorandum
Letter of Intent
Vacation Exhibits
Location and Zoning Map