



Planning Commission Agenda Item

Date: January 13, 2021

Item No: 13.

TO: Planning Commission

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

SUBJECT: VAC-11-2020 VALLEY VISTA PARCEL 2.7.1 (Public Hearing).
Applicant: DR Horton, Inc. Request: To vacate a 25 foot wide street, drainage and utility easement located east of Aviary Way, approximately 500 feet north of Farm Road.

RECOMMENDATION: APPROVAL

PROJECT DESCRIPTION: (APN 124-18-610-010).

The applicant is requesting consideration to vacate a 25 foot wide right-of-way, drainage easement, and utility easement. The vacation is generally located approximately 500 feet north of Farm Road and extending approximately 297 feet north.

BACKGROUND INFORMATION:

Previous Action
T-MAP-03-2020 was approved on June 10, 2020 for a 99 lot multi-family development (attached townhomes)

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Master Planned Community	MPC / MUZ, Master Planned Community / Mixed-Use Zone District	Developing Multi-Family Homes
North	Master Planned Community	MPC / PSP, Master Planned Community / Public-Semi-Public District	Undeveloped
South	Master Planned Community	MPC / MUZ, Master Planned Community / Mixed-Use Zone District	Developing Multi-Family (Senior Apartments)
East	Master Planned Community	MPC / PSP, Master Planned Community / Public-Semi-Public District	Undeveloped
West	Master Planned Community	MPC / RZ10, Master Planned Community / Residential up to 10 du/a	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 25 foot wide BLM right-of-way grant to the City containing streets, a public utility easement and a drainage easement located approximately 500 feet north of Farm Road and extending north approximately 297 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 is supported by the approved tentative map (T-Map-03-2020) to develop 99 multi-family residential units. . 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.

ATTACHMENTS:

Public Works Memorandum

Letter of Intent

Vacation Exhibits

Location and Zoning Map