



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: JANUARY 14, 2025
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0637-VAC1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 7

PROTESTS 0

APPROVALS 0

Conditions Page One
January 14, 2025 - Planning Commission Meeting

**** CONDITIONS ****

24-0637-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be the 5-foot wide public easements granted to the City of Las Vegas through the owners certificate of File 130, Page 38 of Parcel Maps located northeast corner of Utah Avenue and Casino Center Boulevard, on Assessor Parcel Number 162-03-210-094.
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 Vacation.
3. All development shall be in conformance with code requirements and design standards of all City Departments.
4. The Order of Vacation 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 Title 19. 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 and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
5. If the Order of Vacation 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.

Staff Report Page One
January 14, 2025 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to vacate a five-foot wide public pedestrian access, fire hydrant, street light(s), drainage facility and traffic signal easement located on the boundary of a 1.13-acre parcel located at the northeast corner of Utah Avenue and Casino Center Boulevard.

ANALYSIS

On November 12, 2024 the Planning Commission approved a request for a Site Development Plan Review (24-0497-SDR1) for a proposed 97-foot tall parking garage with 9,431 square feet of commercial space on 1.13 acres at the northeast corner of Utah Avenue and Casino Center Boulevard. The applicant is requesting to vacate the above mentioned easements in order to facilitate the construction of the approved parking garage.

Staff has no objection to the request to vacate the City's public easements (access, fire hydrant, street light, drainage and traffic signal) outside of the public right-of-way generally located at the northeast corner of Utah Avenue and Casino Center Boulevard. Since only City interests are involved, any utility company's interests will need to be addressed with each respective utility company and will not be affected by the City relinquishing its interest.

FINDINGS (24-0637-VAC1)

The above mentioned easements are not needed in their current configuration, and only City interest is involved in this request. Therefore, staff recommends approval of the Petition to Vacate with conditions.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
12/14/21	The Planning Commission approved a Site Development Plan Review (21-0664-SDR1) for a proposed temporary parking lot concurrent with an approved multi-family residential development on 0.80 acres at the northeast corner of Utah Avenue and Casino Center Boulevard. Staff recommended approval.

Staff Report Page Two
January 14, 2025 - Planning Commission Meeting

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc., continued</i>	
08/15/22	Staff administratively approved a Site Development Plan Review (22-0338-SDR1) for an existing temporary parking lot and proposed temporary parking lot addition on 1.13 acres at the northeast corner of Utah Avenue and Casino Center Boulevard.
01/09/24	The Planning Commission voted to Withdraw Without Prejudice a request for a Site Development Plan Review (23-0581-ZON1) to allow a proposed 71-foot tall parking garage with 12,879 square feet of commercial space at the northeast corner of Utah Avenue and Casino Center Boulevard. Staff recommended approval.
02/21/24	The City Council approved a Rezoning (23-0581-ZON1) from R-4 (High Density Residential) to C-2 (General Commercial) on 1.13 acres at the northeast corner of Utah Avenue and Casino Center Boulevard. The Planning Commission and Staff recommended approval.
11/12/24	The Planning Commission approved a request for a Site development Plan Review (24-0497-SDR1) for a proposed 97-foot tall parking garage with 9,431 square feet of commercial space on 1.13 acres at the northeast corner of Utah Avenue and Casino Center Boulevard. Staff recommended approval.

<i>Most Recent Change of Ownership</i>	
07/2023	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
mm/dd/yy	Description

<i>Pre-Application Meeting</i>	
12/02/24	Staff provided the applicant a submittal checklist for the requested Petition to Vacate application.

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

<i>Field Check</i>	
12/23/24	Staff performed a routine field check where nothing of concern was noted by staff.

Staff Report Page Three
January 14, 2025 - Planning Commission Meeting

Details of Application Request	
Site Area	
Net Acres	1.13

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District	
Subject Property	Parking Lot	MXU (Mixed Use)	C-2 (General Commercial)	
North	Residential, Multi-Family		R-4 (High Density Residential)	
South	Undeveloped	C (Commercial)	C-2 (General Commercial)	
East	General Personal Service Alcohol, On-Premise Beer/Wine Commercial Recreational/Amusement (Indoor) Tattoo Parlor/Body Piercing Studio	MXU (Mixed Use)		
	Undeveloped			
	Residence Hotel			
West	Residential, Multi-Family			R-4 (High Density Residential)
	Vacant			
	Undeveloped			

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Downtown Las Vegas	Y
Vision 2045 Downtown Las Vegas Master Plan: Gateway District	Y
Appendix F Interim Downtown Las Vegas Development Standards	Y
Special Area and Overlay Districts	Compliance
A-O (Airport Overlay) District (200 Feet)	Y
DTLV-O (Downtown Las Vegas Overlay) District - Area 1	Y
LW-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	Compliance
Trails (Casino Center Boulevard Shared Use Trail Constructed)	Y
Las Vegas Redevelopment Plan Area - Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A