



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: NOVEMBER 12, 2024

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: DAPPER DEVELOPMENT: OWNER: CHICKS DIG SCARS, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0451-VAC1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 26

NOTICES MAILED 6

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

24-0451-VAC1 CONDITIONS

Planning

1. The limits of this Petition of Vacation shall be defined as the right-of-way on southwest corner of Casino Center Boulevard and Coolidge Avenue including the alley bounded by Coolidge Avenue, Casino Center Boulevard, Boulder Avenue and 1st Street.
2. Provide a plan showing how the right-of-way proposed to be vacated will be incorporated into the abutting properties so that an un-maintained “no-man’s land” area is not produced by this action. The required plan shall identify exactly who is responsible to reclaim each portion of right-of-way and exactly how the right-of-way will be reclaimed, and shall provide a schedule of when such reclamation will occur. Such plan shall be approved by the City Engineer prior to the recordation of the Order of Vacation or the submittal of any construction drawings adjacent to or overlying the area requested for vacation, whichever may occur first. A mapping action may be used to satisfy this condition.
3. Grant Public Pedestrian Access Easements by separate document to provide for Public Right-of-Way Accessibility Guidelines (PROWAG) for the sidewalk along Casino Center Boulevard and Art Way between Boulder Avenue and Coolidge Avenue where required to the satisfaction of the City Engineer.
4. The Order of Vacation shall not record until a foundation permit is issued related to any future Site Development Review Action. A License Agreement may be issued to allow work within the right-of-way prior to the recordation of the Order of Vacation.
5. Reserve a minimum 20-foot wide Public Sewer Easement over the existing Public Sewer Main in the alley or provide a relocation/abandonment plan acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works. If relocation is required, this vacation shall not record until civil improvement plans are approved by the City of Las Vegas and new Public Sewer Easements are granted.
6. Reserve a Public Streetlight Easement for all existing streetlight infrastructure not proposed to be relocated.
7. The Order of Vacation shall reserve easements for the facilities of all City of Las Vegas Franchise Holders unless written verifiable letters of consent without reservation are received prior to recordation.

Conditions Page Two**November 12, 2024 - Planning Commission Meeting**

8. 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.
9. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
10. All development shall be in conformance with code requirements and design standards of all City Departments.
11. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the 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 or easement being vacated must be retained.
12. If the Order of Vacation is not recorded within one (4) years 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

November 12, 2024 - Planning Commission Meeting

**** STAFF REPORT ******PROJECT DESCRIPTION**

The applicant is requesting to vacate portions of right-of-way (alley, Casino Center Boulevard, and Art Way) generally bounded by Casino Center Boulevard, Coolidge Avenue, 1st Street, Boulder Avenue, and Art Way.

ISSUES

- The subject site is within the confinements of the Vision 2045 Downtown Las Vegas Master Plan (18b Las Vegas Arts District) [Area 1].
- The subject site is located in Redevelopment Area 1.

ANALYSIS

Per the submitted justification letter, the applicant has submitted these vacation requests to facilitate the future development of the Mission Linen Parking Garage. The future garage will replace the current parking lot.

The Department of Public Works has no objection to the Petition to Vacate portions of right-of-way (alley, Casino Center Boulevard, and Art Way) generally bounded by Casino Center Boulevard, Coolidge Avenue, 1st Street, Boulder Avenue, and Art Way.

- A. Does this vacation request result in uniform or non-uniform right-of-way widths?
Uniform
- B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability?
No
- C. Does it appear that the vacation request involves only excess right-of-way?
No, alley's adjacent to existing properties and current landscaped area of Casino Center Boulevard.
- D. Does this vacation request coincide with development plans of the adjacent parcels?
Yes, for a future parking garage for which no entitlements have officially been submitted.
- E. Does this vacation request eliminate public street access to any abutting parcel?
No
- F. Does this vacation request result in a conflict with any existing City requirements?
No
- G. Does the Department of Public Works have an objection to this vacation request?
No

Staff Report Page Two

November 12, 2024 - Planning Commission Meeting

FINDINGS (24-0451-VAC1)

As no existing parcel would be landlocked and the portions of right-of-way vacated will not be needed for future development, staff recommends approval of the proposed Vacation. If denied, the portions of right-of-way would remain in its current configuration.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
12/16/64	The City Council approved a Rezoning (Z-0100-64) from R-1 (Single Family Residential), R-4 (High Density Residential), C-1 (Limited Commercial), C-2 (General Commercial), and C-V (Civic) to C-2 (General Commercial) on approximately 230 acres generally located on the property bounded by Main Street to the west, Bonanza Road to the north, Las Vegas Boulevard to the east, and Charleston Boulevard on the south. The Planning Commission recommended approval.
05/14/24	The Planning Commission approved a Tentative Map (24-0116-TMP1) for a one-lot commercial subdivision on 1.13 acres at 1001 South 1 st Street. Staff recommended approval.

<i>Most Recent Change of Ownership</i>	
08/31/22	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
There are no related building permits or business licenses.	

<i>Pre-Application Meeting</i>	
08/26/24	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Vacation.

Staff Report Page Three

November 12, 2024 - Planning Commission Meeting

Neighborhood Meeting

A neighborhood meeting was not required, nor was one held.

Field Check

10/03/24

Staff conducted a routine field check of the property. Nothing of concern was noted.

Details of Application Request**Site Area**

Gross Acres

1.13

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Right-of-Way	Right-of-Way	Right-of-Way
North	Parking Lot	MXU (Mixed Use)	C-2 (General Commercial)
	Right-of-Way		
South	General Retail Store, Other than Listed	C (Commercial)	C-2 (General Commercial)
	Restaurant		
East	Government Facility	MXU (Mixed Use)	C-2 (General Commercial)
West	General Retail Store, Other than Listed	MXU (Mixed Use)	C-2 (General Commercial)

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Downtown Las Vegas	Y
Vision 2045 Downtown Las Vegas Master Plan: 18b Las Vegas Arts District	Y
Vision 2045: Downtown Las Vegas Master Plan	Y
Special Area and Overlay Districts	Compliance
No Applicable Special Area or Overlay Districts	N/A
DTLV-O (Downtown Las Vegas Overlay) District - Area 1	Y
LW-O (Live/Work Overlay) District	N/A

Staff Report Page Four
November 12, 2024 - Planning Commission Meeting

<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	Y
Las Vegas Redevelopment Plan Area - Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A