



AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: JULY 20, 2022

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: GMD PROPERTIES, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
22-0231-VAC1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 32

NOTICES MAILED 18

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

22-0231-VAC1 CONDITIONS

1. 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.
2. All development shall be in conformance with code requirements and design standards of all City Departments.
3. The limits of this Petition of Vacation shall be defined as the entire width of Clark Street between Main Street and 1st Street including the alley bounded by Clark Avenue, 1st Street, Bonneville Avenue, and Main Street.
4. The Order of Vacation shall record concurrently with the issuance of a permit for this site, unless otherwise allowed by the City Engineer.
5. Unless otherwise allowed by the City Engineer, retain a minimum 20-foot wide Public Sewer Easement over the existing public sewer line. Alternatively, provide a sewer relocation/abandonment plan acceptable to the Sanitary Sewer Planning section of the Department of Public Works prior to recordation of the Order of the Vacation. 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. Unless otherwise allowed by the City Engineer, a Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.
7. 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.

Conditions Page Two
July 20, 2022 - City Council Meeting

8. 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 Subdivision Ordinance of the City of Las Vegas. 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.
9. 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 Planning Director, then approval will terminate and a new petition must be submitted.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Petition to Vacate Clark Street right-of-way from Main Street to 1st Street, portions of Main Street right-of-way, and the Clarks Las Vegas Townsite Block 7 alleyway, generally located at the northeast corner of Bonneville Avenue and Main Street.

ANALYSIS

The Department of Public Works has presented the following information concerning this request to vacate certain public street right-of-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?
Yes, it removes Clark Avenue between 1st Street and Main Street.
- C. Does it appear that the vacation request involves only excess right-of-way?
No.
- D. Does this vacation request coincide with the development plans of the adjacent parcels?
Yes, the City's Downtown Civic Plaza project.
- 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
July 20, 2022 - City Council Meeting

FINDINGS

As no existing parcel would be landlocked and the alley segment will not be needed for the proposed development, staff recommends approval of the proposed Vacation. If denied, Clark Street, the portions of Main Street, and the Block 7 alleyway would all remain in their current configurations.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
12/16/64	The Board of City Commissioners approved a request for Rezoning (Z-0100-64) to C-2 (General Commercial) on lots adjacent to the west side of 1st Street north of Bonneville Avenue as part of a larger request. The Planning Commission recommended approval.
11/19/08	The City Council approved a request for a Rezoning (ZON-30369) from C-M (Commercial/Industrial) to C-2 (General Commercial) on 1.75 acres adjacent to the east side of Main Street at the northeast and southeast corners of Bonneville and the southeast corner of Lewis Street. The Planning Commission and staff recommended approval.
12/04/12	Department of Planning Staff administratively approved a request for a Site Development Plan Review (SDR-47313) for a temporary parking lot on 2.07 acres at the southwest corner of Clark Avenue and 1 st Street.
04/15/21	Department of Planning Staff administratively approved a Minor Site Development Plan Review (21-0204-SDR1) for a temporary parking lot on 1.58 acres at the southwest corner of Clark Avenue and 1st Street.
04/20/22	The City Council approved a Rezoning (22-0060-ZON1) from: C-M (Commercial/Industrial) to: C-2 (General Commercial) on 0.08 acres at 513 South Main Street. The Planning Commission and Staff recommended approval.
	The City Council approved a Rezoning (22-0061-ZON1) from: C-M (Commercial/Industrial) to: C-2 (General Commercial) on 0.32 acres at the northeast corner of Bonneville Avenue and Main Street. The Planning Commission and Staff recommended approval.
06/21/22	The Planning Commission (6-0 vote) recommends APPROVAL on a Land Use Entitlement project request for a Petition to Vacate a portion of public right-of-way at the northeast corner of Bonneville Avenue and Main Street, Ward 3 (Diaz). The Planning Commission (6-0 vote) and Staff recommend APPROVAL.

<i>Most Recent Change of Ownership</i>	
08/01/19	A deed was recorded for a change in ownership.

Staff Report Page Three
July 20, 2022 - City Council Meeting

Related Building Permits/Business Licenses

There are no related building permits or business licenses associated with the subject site.

Pre-Application Meeting

A pre-application meeting was not required, nor was one held.

Neighborhood Meeting

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

Field Check

05/23/22	A routine field check was conducted of the subject site; nothing was noted of concern.
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Details of Application Request

Site Area

Gross Acres	3.33
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<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Parking Facility	C (Commercial)	C-2 (General Commercial)
	Undeveloped		
	Vacant		
North	Government Facility		
South	Vacant		
	Parking Facility		
East	Government Facility		C-M (Commercial/Industrial) M (Industrial)
West	Parking Facility		
	Government Facility		

Staff Report Page Four
July 20, 2022 - City Council Meeting

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Master Plan 2050 Area: Downtown Las Vegas	Y
Vision 2045 Downtown Las Vegas Masterplan	Y
Appendix F Interim Downtown Las Vegas Development Standards	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
A-O (Airport Overlay) District (200 Feet)	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 1 (Civic & Business District)	Y
LW-O (Live/Work Overlay) District	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails (Main Street Downtown Tortoise Trail Approved)	Y
Trails (1 st Street Downtown Art Trail Approved)	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

DEVELOPMENT STANDARDS

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Main Street	Primary Arterial	Master Plan of Streets and Highways Map	100	Y
Bonneville Avenue	Primary Arterial	Master Plan of Streets and Highways Map	100	Y
Clark Avenue	Collector Street	Master Plan of Streets and Highways Map	80	Y
1 st Street	Collector Street	Master Plan of Streets and Highways Map	80	Y