



# AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: SEPTEMBER 21, 2022

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

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## **\*\* STAFF RECOMMENDATION(S) \*\***

| <b>CASE NUMBER</b>  | <b>RECOMMENDATION</b>                             | <b>REQUIRED FOR APPROVAL</b> |
|---------------------|---|------------------------------|
| <b>22-0348-VAC1</b> | Staff recommends APPROVAL, subject to conditions: |                              |

## **\*\* NOTIFICATION \*\***

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 15

**NOTICES MAILED** 1 (by City Clerk)

**PROTESTS** 0

**APPROVALS** 0

**\*\* CONDITIONS \*\***

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**22-0348-VAC1 CONDITIONS**

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1. The limits of this Petition of Vacation shall be defined as a portion of C Street approximately 160 feet from the southern right-of-way line of Jefferson Avenue including all of Adams Avenue between C Street and I-15.
2. Reserve a minimum 20-foot wide Public Sewer Easement over the existing Public Sewer Main or provide a relocation/abandonment plan acceptable to the Sanitary Sewer 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.
3. Reserve a Public Drainage Easement over the entire area being vacated unless otherwise allowed by the City Engineer.
4. Prior to recordation of an Order of Vacation, the City of Las Vegas 2050 Master Plan shall be amended to remove the branch alignment of the Pioneer Trail along Jefferson Avenue and C Street so as to avoid a conflict with this vacation. All banners, signs and markings of the branch alignment shall be removed, relocated to appropriate and suitable locations along the existing Pioneer Trail alignment, or both.
5. 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.
6. All development shall be in conformance with code requirements and design standards of all City Departments.
7. 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.

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8. 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.

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**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

The City of Las Vegas is requesting to vacate portions of public right-of-way in C Street and Adams Avenue adjacent to the proposed West Las Vegas Employment Training Center to provide additional parking for the training center.

**ANALYSIS**

Currently, C Street terminates at the Historic Westside School property, which is gated. Adams Avenue provides a turnaround both for traffic that may encounter locked gates at the school and also for additional public access to adjacent parcels, all of which are owned by the City of Las Vegas.

Plans are being developed for an expansion to the approved parking lot at the employment training center which is located at 1001 C Street. The parking lot would extend onto Assessor's Parcel Number 139-27-201-006 east of the employment training center property and include the segments of right-of-way in C Street and Adams Avenue. A Site Development Plan Review for the parking lot has not yet been submitted. C Street would be transformed into a private drive leading into the training center facility and the Historic Westside School; therefore, access to the surrounding parcels will not be cut off. The Department of Public Works has no objection to the Petition to Vacate; however, it is requiring reservation of public sewer and drainage easements over the area as a condition of approval.

The Pioneer Trail alignment currently runs along C Street and terminates at the Historic Westside School. It has not been determined how the trail path, which consists of the sidewalk on the west side of C Street, will be altered as a result of the proposed vacation of public-right-of-way. A condition of approval will require amendment of the City of Las Vegas 2050 Master Plan prior to recordation of the Order of Vacation to realign the trail path.

**FINDINGS (22-0348-VAC1)**

The Department of Public Works has no objection to the Petition to Vacate Adams Avenue between C Street and Interstate 15 and a portion of C Street between Adams Avenue and Jefferson Avenue and presents the following information to justify its recommendation:

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|  |         |
|--|---------|
| 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      |
| D. Does this vacation request coincide with development plans of the adjacent parcels?                           | Yes     |
| 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      |

**BACKGROUND INFORMATION**

| <b><i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i></b> |  |
|--|--|
| 08/21/19   | Department of Planning staff administratively approved a Minor Site Development Plan Review (SDR-76731) for a proposed phased development consisting of a 32,500 square-foot government facility on 2.45 acres at the southeast corner of Jefferson Avenue and D Street.             |
| 08/09/22   | The Planning Commission (6-0 vote) recommends APPROVAL on a Land Use Entitlement project request for a Petition to Vacate public rights-of-way (Adams Avenue between C Street and Interstate 15 and a portion of C Street between Adams Avenue and Jefferson Avenue), Ward 5 (Crear) |

| <b><i>Related Building Permits/Business Licenses</i></b> |  |
|--|--|
| 02/06/20   | A building permit (C19-03477) was issued for onsite improvements related to an approved employment training facility at 1001 C Street. A final inspection was completed 08/13/20.              |
|  | A building permit (C19-03478) was issued for relocation of a modular building related to an approved employment training facility at 1001 C Street. A final inspection was completed 08/13/20. |
|  | A building permit (C19-03479) was issued for chain link and ornamental iron fencing at 1001 C Street. A final inspection was completed 08/13/20.   |

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| <b>Pre-Application Meeting</b> |  |
|--------------------------------|--|
| 06/16/22                       | A pre-application meeting was held with the applicant to discuss submittal requirements related to a Vacation application. Discussion centered on the possibility of relocating the section of the Pioneer Trail in conflict with this vacation. |

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

| Field Check |   |
|-------------|---|
| 06/23/22    | Adams Avenue contains a paved roadway with curbs, gutters, streetlights and drainage and ends in a cul-de-sac at Interstate 15. The subject portion of C Street contains a roadway, curbs, gutters and streetlights with a sidewalk on the west side of the roadway. C Street terminates at the Westside School property, which is gated. |

| <b>Master and Neighborhood Plan Areas</b>                                  | <b>Compliance</b> |
|--|-------------------|
| 2050 Las Vegas Master Plan Area: Downtown Las Vegas                        | N/A               |
| West Las Vegas Plan  | Y                 |
| The HUNDRED Plan   | Y                 |
| <b>Special Area and Overlay Districts</b>                                  | <b>Compliance</b> |
| A-O (Airport Overlay) District (175 Feet)                                  | Y                 |
| <b>Other Plans or Special Requirements</b>                                 | <b>Compliance</b> |
| Trails (Pioneer Trail – C Street) – existing Shared Use Trail              | N                 |
| 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               |

## **DESCRIPTION OF VACATION**

The subject property to be vacated is legally described as a portion of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of Section 27, Township 20 South, Range 61 East, M.D.M., City of Las Vegas, Clark County, Nevada.