



## **AGENDA MEMO**

**CITY COUNCIL MEETING DATE: JANUARY 3, 2007**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: VAC-16295 - APPLICANT/OWNER: ROLAND L. GRAY, ET AL  
AND FOURTEEN SAC SELF-STORAGE CORPORATION**

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### **\*\* CONDITIONS \*\***

The Planning Commission (7-0 vote) and staff recommend DENIAL.

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. 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.
4. Provide a turnaround or an outlet with a turning radius acceptable to the City Engineer for the portion of the alley that is proposed to remain public prior to recordation of the Order of Vacation.
5. Provide a plan showing how the right-of-way proposed to be vacated will be incorporated into the abutting properties, including those properties not controlled by the applicant, so that an un-maintained no-mans 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.
6. Provide a copy of a recorded Joint Access Agreement that will ensure legal public access is maintained to Assessors Parcel Number 138-12-111-004 prior to recordation of the Order of Vacation; alternatively coordinate with the City Surveyor to determine an appropriate mapping method to join the parcels.
7. Public sewer easements shall be retained through this Petition of Vacation. Alternatively, a sanitary sewer relocation/abandonment plan must be submitted to and approved by the Department of Public Works. If relocation is proposed, the relocated sewer lines must be constructed and active prior to the recordation of the Order of Vacation.

8. 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.
9. All existing 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 the Order of Vacation.
10. 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.

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

**APPLICATION REQUEST**

This is a Petition to Vacate a 20-foot public right-of-way (alley) generally located south of the intersection of Jones Boulevard and Rancho Drive,

**EXECUTIVE SUMMARY**

The applicant indicates that the alley is vandalized with graffiti and trash and attracts transients.

Staff is unable to support this request because it would result in a dead-end alley with no turn-around ability for vehicles.

**BACKGROUND INFORMATION**

***A) Related Actions***

- 12/21/05      The City Council approved a Site Development Plan Review (SDR-9188) of a proposed mini-storage facility on the north side of the alley that is proposed to be vacated. The Planning Commission and staff recommended approval at the 11/17/05 Planning Commission meeting.
- 12/07/06      The Planning Commission voted 7-0 to recommend DENIAL (PC Agenda Item #38/ar).

**DETAILS OF APPLICATION REQUEST**

The applicants are proposing to vacate a portion of a 20 foot wide alley which is located on the east side of Jones Boulevard, south of its intersection with Rancho Drive. This application was filed by property owners on both sides of the alley. An expansion of the mini-storage facility is proposed for the north side of the alley, and the south side contains commercial developed. The owners of the adjoining properties have indicated that the alley is vandalized with graffiti and trash and attracts transients.

## **ANALYSIS**

### ***A) Planning discussion***

Approval of this request would create a landlocked parcel, which is located behind the commercial development on the south side of the alley. Additionally, staff is unable to support this request because it would result in a dead-end alley with no turn-around ability for vehicles.

### ***B) Public Works discussion***

The following information is presented concerning this request to vacate certain public street right of ways:

- A. Does this vacation request result in uniform or non-uniform right-of-way widths?  
*Uniform, but creates a dead-end public alley.*
- B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, however the result of this vacation will create a situation whereby the public have no legal means to exit a public alley onto public right-of-way.*
- 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? *No.*
- E. Does this vacation request eliminate public street access to any abutting parcel? *Yes, APN 138-12-111-004.*
- F. Does this vacation request result in a conflict with any existing City requirements? *Yes, it will cause a public alley to be terminated with a dead end stub and create a landlocked parcel. In addition, the proposed dead end is abutting Clark County jurisdiction.*
- G. Does the Department of Public Works have an objection to this vacation request? *Yes unless the applicant provides an acceptable outlet or turn-around for that portion of the alley that is to remain public and maintains legal access to Assessors Parcel Number 138-12-111-004.*

## **NEIGHBORHOOD ASSOCIATIONS NOTIFIED**

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**ASSEMBLY DISTRICT** 1

**SENATE DISTRICT** 4

**NOTICES MAILED**            57 by City Clerk

**APPROVALS**                 0

**PROTESTS**                 0