

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: JULY 24, 2008****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: VAC-28532 - APPLICANT/OWNER: BOARD OF REGENTS OF THE NEVADA SYSTEM OF HIGHER EDUCATION ON BEHALF OF THE UNIVERSITY OF NEVADA, LAS VEGAS**

**** CONDITIONS ******STAFF RECOMMENDATION: APPROVAL**, subject to:

1. The limits of this Petition of Vacation shall be the entire width of Hastings Avenue west of an approved knuckle at the southwest corner of Desert Lane and Hasting Avenue.
2. Provide a sewer relocation/abandonment plan acceptable to the Collection System 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 a temporary sewer easement is submitted overlying the vacation limits. This easement shall remain on file until relocated sewer is accepted for use by the City of Las Vegas or may be recorded if sewer relocation is not completed within one year of civil improvement plan approval.
3. Retain a Public Drainage Easement over the entire area to be vacated. Alternatively, 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 public drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. If easements are retained, this Vacation may record in phases, to allow for future elimination of easements at the discretion of the City Engineer. The drainage study required by SDR28531 may be used to satisfy this requirement provided that it addresses the area to be vacated.
4. 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. All new improvements shall conform to the University Medical District Standards.

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5. 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 rightofway 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.

6. All development shall be in conformance with code requirements and design standards of all City Departments.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant has requested a petition to Vacate a portion of Hastings Avenue generally located west of Hastings Avenue and Desert Lane.

Planning staff has no objection to the vacation request. No adverse affects to traffic circulation or site access would result with the proposed vacation.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/27/97	The City Council approved a request for Rezoning (Z-0020-97) on properties located between Alta Drive and Charleston Boulevard and Martin L. King Boulevard and Rancho Drive from: R-1 (Single Family Residential), R-3 (Medium Density Residential), R-4 (High Density Residential), R-5 (Apartment), R-E (Residential Estates), P-R (Professional Office and Parking), C-1 (Limited Commercial), C-2 (General Commercial), and C-V (Civic) to: PD (Planned Development). The Planning Commission recommended approval.
06/19/02	The City Council approved a request for a Major Modification [Z-0020-97(33)] to the Las Vegas Medical District Neighborhood Plan to update and revise the Plan document, as part of the City's General Plan for the area bounded by Alta Drive to the north, Charleston Boulevard to the south, Martin L. King Boulevard to the east and Rancho Drive to the west, PD (Planned Development). The Planning Commission recommended approval.
<i>Related Building Permits/Business Licenses</i>	
06/26/97	A building permit (#97013068) was issued for a monument sign with electrical at 1001 Shadow Lane. The permit expired on 12/26/97.
03/09/99	A building permit (#99004653) was issued for a sign at 1001 Shadow Lane. The permit expired on 10/30/99.
07/11/03	A building permit (#3014506) was issued for a fire safety permit at 1001 Shadow Lane. The permit expired on 01/10/04.
08/26/03	A building permit (#3018449) was issued for a fire sprinkler permit at 1001 Shadow Lane. The permit expired on 06/19/04.
11/24/03	A building permit (#3025032) was issued for a fire safety permit at 1001 Shadow Lane. The permit expired on 08/21/04.

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12/05/03	A building permit (#3025769) was issued for a fire permit fire alarm at 1001 Shadow Lane. The permit expired on 08/14/04.
07/19/04	A building permit (#4017981) was issued for fire permit fire alarm at 1001 Shadow Lane. The permit expired on 01/22/05.
02/14/05	A building permit (#35259) was issued for a sprinkler tenant improvement to the dental lab at 1001 Shadow Lane. The permit was finalized on 11/26/07.
05/05/05	A building permit (#42212) was issued for a fire alarm tenant improvement to lab B at 1001 Shadow Lane. The permit was finalized on 05/11/05.
06/28/05	A building permit (#45731) was issued for a fire sprinkler system physical therapy tenant improvement at 1001 Shadow Lane.
08/01/05	A building permit (#48086) was issued for a clean agent extinguishing system at 1001 Shadow Lane. The permit was finalized on 10/20/06.
08/23/05	A business license (#G99-00025-0-121665) was issued for a government, non-licensed facility at 1001 Shadow Lane.
08/26/05	A building permit (#49635) was issued for a fire alarm system for maintenance building C at 1001 Shadow Lane. The permit was finalized on 07/07/06.
08/30/05	A building permit (#49800) was issued for a fire alarm system for building B at 1001 Shadow Lane. The permit was finalized on 04/19/07.
09/15/05	A building permit (#50747) was issued for a fire sprinkler system for a dental theater at 1001 Shadow Lane. The permit was finalized on 08/29/06.
08/18/06	A building permit (#71219) was issued for the installation of an on-site fire line and 6" in-bldg riser (water distribution) for the advanced dental education building at 1001 Shadow Lane.
10/18/06	A building permit (#74645) was issued for a fire sprinkler system at 1001 Shadow Lane.
01/04/07	A building permit (#72205) was issued for a fire sprinkler system at 1001 Shadow Lane. The permit was finalized on 12/27/07.
03/20/07	A building permit (#80337) was issued for a fire sprinkler system for building 2 at 1001 Shadow Lane. The permit was finalized on 06/08/07.
05/04/07	A building permit (#85901) was issued for a fire alarm system for building B at 1001 Shadow Lane.
09/06/07	A building permit (#97294) was issued for a fire sprinkler system for room 121 at 1001 Shadow Lane.
02/06/08	A building permit (#107689) was issued for a fire sprinkler system at 1001 Shadow Lane.
<i>Pre-Application Meeting</i>	
04/10/08	A pre-application meeting was held. The applicant was informed that the Major Modification request would require a neighborhood meeting, which they would be required to hold. The elements of the Site Development Plan Review and Vacation process were discussed as well as the submittal requirements for each application.

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<i>Neighborhood Meeting</i>	
07/07/08	A neighborhood meeting will be held on Monday July 7, 2008 at 6:00 p.m. at the UNLV Shadow Lane Campus, Building B - Classroom B-2 located at 1001 Shadow Lane, Las Vegas, Nevada 89106.

<i>Field Check</i>	
07/01/08	A field check was made on site. The 17.49 acre site is currently populated with medical buildings, landscaped areas and parking lots. The current area where the proposed 66,200 square-foot, four-story building is located is a landscaped quad that connects the parking lots on the north and the east to Buildings A and B. The parking lot will be located in an undeveloped area of the site where an existing masonry wall and a number of mature trees will have to be removed.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	17.49

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Dental School / Research Facility	UMC (Las Vegas Medical District)	PD (Planned Development [MD-1 (Medical Office) Proposed: [MD-2 (Major Medical)])
North	Office / Bank / Undeveloped Land	UMC (Las Vegas Medical District)	PD (Planned Development) [P-O (Professional Office) and MD-1 (Medical Support)]
South	Restaurant / School / Medical Office / Church	O (Office)	C-1 (Limited Commercial) & R-E (Residence Estates)
East	Restaurant / Single-Family Residential / Multi-Family Residential	UMC (Las Vegas Medical District)	PD (Planned Development) [SC (Service Commercial) and HD (High Density Residential)]
West	Hospital / Medical Office / Parking Garage	UMC (Las Vegas Medical District)	PD (Planned Development) [MD-2 (Major Medical)]

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<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Las Vegas Medical District	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
PD (Planned Development) District	X		Y
A-O (Airport Overlay) District (200 Feet)	X		Y
Live/Work Overlay District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DETAILS OF APPLICATION REQUEST

The property is legally described: a portion of public right-of-way, dedicated per official records of Clark County, Nevada document No. 0000:0419456;

Being a portion of the southwest quarter (SE¼) of the southwest quarter (SW¼) of Section 33, Township 20 South, Range 61 East, M.D.M. and a portion of public right-of-way, dedicated per official records of Clark County, Nevada document No. 0071:0411857;

Being a portion of the southwest quarter (SE¼) of the southwest quarter (SW¼) of Section 33, Township 20 South, Range 51 East, M.D.M.

ANALYSIS

A) Planning discussion

This Vacation of Hastings Avenue will facilitate the development of the Education and Administration Building as proposed in Site Development Plan Review (SDR-28530), which will be held concurrently with this item. Planning staff has no objection to the vacation request. No adverse affects to traffic circulation or site access would result with the proposed vacation.

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B) Public Works discussion

A. Does this vacation request result in uniform or non-uniform right-of-way widths? *It will completely vacate a little used portion of a public street.*

B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since this portion of Hastings Avenue does not connect to other public rightofway.*

C. Does it appear that the vacation request involves only excess right-of-way? *No, it is to allow the expansion of the adjacent Medical facilities.*

D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, Site Development Plan Review SDR28531.*

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.*

ASSEMBLY DISTRICT 6

SENATE DISTRICT 3

NOTICES MAILED 2

APPROVALS 0

PROTESTS 0