



AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 16, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAC-27906 - APPLICANT/OWNER: CLARK COUNTY

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

1. The limits of this Petition of Vacation shall be defined as the entire width of Rose Street, south of Goldring Avenue, including the spandrel areas at the intersection of Rose Street and Goldring 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. 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. Alternatively, public drainage easements may be retained over the full width of the area to be vacated.
4. All existing public improvements, such as any existing streetlights on Rose Street, 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. The existing streetlights may remain if the applicant provides proof that they will be disconnected from City electrical feeds and re-energized through a private service; otherwise remove and deliver existing public streetlighting fixtures/appurtenances within the area to be vacated to the City's Electrical Storage Yard as required by the Department of Public Works.
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 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 rightofway or easement being vacated must be retained.

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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Vacation of a 60-foot wide public right-of-way generally located south of Rose Street and Goldring Avenue. This portion of Rose Street is no longer needed in its current configuration; staff recommends approval of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/27/97	The City Council approved a Rezoning (Z-0020-97) on properties located between Alta Drive and Charleston Boulevard, 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), P-R (Professional Office and Parking), C-1 (Limited Commercial), C-2 (General Commercial) and C-V (Civic) to PD (Planned Development 171 acres). The Planning Commission and staff recommended approval of this request.
10/08/98	The Planning and Development Department administratively approved a Site Development Plan Review [Z-0020-97(20)] for a 3,862 square-foot generator building and mechanical enclosure at 1800 West Charleston Boulevard.
12/02/99	The Planning and Development Department administratively approved a Site Development Plan Review [Z-0020-97(25)] for a 169,640 square-foot four level parking garage at 903 Willow Street, 820 and 900 Shadow Lane.
02/12/00	The Planning and Development Department administratively approved a Site Development Plan Review [Z-0020-97(26)] for a 447 space parking lot expansion in conjunction with an existing hospital (Valley Hospital) at the northwest corner of Goldring Avenue and Shadow Lane.
06/12/08	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #36/ed).
<i>Related Building Permits/Business Licenses</i>	
08/18/98	A building permit (#098023722) was issued for Tenant Improvements for medical offices at 800 Rose Street. This project was completed on 08/11/99.
04/30/99	A building permit (#099008290) was issued for Tenant Improvements for Doctor Quarters at 800 Rose Street. This project was completed on 07/19/99.
11/19/01	A building permit (#01020352) was issued for Tenant Improvements for UMC Radiology at 800 Rose Street. This project was completed 02/22/02.
10/18/04	A building permit (#04020639) was issued for Tenant Improvements for the UMC Trauma Center at 800 Rose Street. This project was completed 12/10/04.
01/09/06	A building permit (#06000108) was issued for Tenant Improvements for a Chemical Pack Unit at 800 Rose Street. This project was completed 04/06/06
01/23/06	A building permit (#06000394) was issued for Tenant Improvements at 800 Rose Street. This project was completed 04/14/06.

03/21/06	A building permit (#06002195) was issued for the installation of 3-parking lot light poles at 800 Willow Street.
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	
<i>Field Check</i>	
04/14/08	A field check was conducted and it was found that this section of Rose Street only accesses the hospital.

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	ROW (Right of way)	UMC (Las Vegas Medical District)	PD (Planned Development)
North	Offices	UMC (Las Vegas Medical District)	PD (Planned Development)
South	University Medical Center	UMC (Las Vegas Medical District)	PD (Planned Development)
East	Parking Lot	UMC (Las Vegas Medical District)	PD (Planned Development)
West	UMC Trauma Center, Parking Structure	UMC (Las Vegas Medical District)	PD (Planned Development)

<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			
A-O Airport Overlay District 175 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

LEGAL DESCRIPTION

A request has been received from Clark County to Vacate Rose Street generally located south of Goldring avenue, ward 5 (barlow).

The above property is legally described as follows:

Being a portion of dedicated right-of-way, as dedicated per book 1, page 117 of plats (document no. 1136:1095344), document no. 1362:1321542, document no. 911004:01241 and document no. 911023:00535, on file in the County Recorder's Office, Clark county, Nevada, lying in the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 33, Township 20 South, Range 61 East, M.D.M., Clark County, Nevada.

ANALYSIS

A) Planning discussion

This application is a request for a Vacation of a 60-foot wide public right-of-way generally located on Rose Street south of Goldring Avenue. It is the applicants intention to use this right-of-way for a public drive, but it is likely that this former portion of Rose Street will be used for future development. As this portion of Rose Street is no longer needed in its current configuration; staff recommends approval of this request.

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?

It will result in a uniform right-of-way width as it will completely eliminate Rose Street south of Goldring Avenue.

- B. From a traffic-handling viewpoint will this vacation request result in a reduced traffic handling capability?

No, since the current alignment of Rose Street ends in a previously vacated area and mostly serves as access to a parking lot.

- C. Does it appear that the vacation request involves only excess right-of-way?

Yes, as the vacated portion of Rose Street will be incorporated into the University Medical Center campus.

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

Yes, the expansion of the University Medical Center campus.

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.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 0

ASSEMBLY DISTRICT 6

SENATE DISTRICT 3

NOTICES MAILED 1 by City Clerk

APPROVALS 0

PROTESTS 0