

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2008****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: VAC-29178 - APPLICANT/OWNER: UNION I B E W 357**

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

1. The limits of this Petition of Vacation shall be the full width of the 20-foot wide Public Drainage Easement located west of Lamb Boulevard, north of Harris Avenue as granted by document #981023:00716.
2. 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. New drainage easements shall be recorded prior to or concurrent with the recordation of this Order of Vacation if recommended by the approved Drainage Plan/Study.
3. 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.
4. All development shall be in conformance with code requirements and design standards of all City Departments.
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 rightofway or easement being vacated must be retained.

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6. 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 is a request to Vacate a 20-foot wide drainage easement generally located on the northwest corner of Harris Avenue and Lamb Boulevard. This request will facilitate the development of a previously approved Site Development Plan Review (SDR-27066) for a 35,000 square-foot Office building and Meeting Hall for a Private Club, Lodge or Fraternal Organization. This drainage easement is currently used by adjacent residential properties and a new drainage easement will be provided in a more suitable location in relation to this development. As this drainage easement 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>	
03/19/69	The City Council approved a request for a Rezoning (Z-0010-69) from R-E (Residence Estates), R-T (Residential), and C-1 (Limited Commercial) to C-1 (Limited Commercial) and R-MHP (Residential Mobile/Manufactured Home Park) on the west side of Lamb Boulevard between Washington Avenue and Harris Avenue.
05/18/05	The City Council approved a request for a General Plan Amendment (GPA-6191) from SC (Service Commercial) to M (Medium Density Residential), a Rezoning (ZON-6192) from C-1 (Limited Commercial) and R-MHP (Residential Mobile/Manufactured Home Park) to R-3 (Medium Density Residential), and a Site Development Plan Review (SDR-6193) for a 60-unit Condominium Development on 4.07 acres adjacent to the northwest corner of Lamb Boulevard and Harris Street. The Planning Commission and staff recommended approval of these requests.
12/15/05	The Planning Commission approved a request for a Tentative Map (TMP-10081) for a 60-unit Condominium Development and a Waiver of Title 18.12.100 to allow 28-foot wide Private Streets where 39-foot wide streets with rolled curbs is the minimum required on 4.07 acres at the northwest corner of Lamb Boulevard and Harris Avenue. Staff recommended approval of this request.

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05/07/08	The City Council approved a General Plan Amendment (GPA-27069) from M (Medium Density Residential) to SC (Service Commercial), a Rezoning (ZON-27068) from C-1 (Limited Commercial) and R-MHP (Residential Mobile/Manufactured Home Park) to C-1 (Limited Commercial), a Site Development Plan Review (SDR-27066) for a 35,000 square-foot Office Building and Meeting Hall and a Variance (VAR-27067) for 219 parking spaces where 277 spaces are required for a commercial development. The Planning Commission and staff recommended approval of these requests.
<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses related to the proposed development.	
<i>Pre-Application Meeting</i>	
A pre-application meeting was not required, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	

<i>Field Check</i>	
08/05/08	A field check was conducted and found that this site is undeveloped. A chain link fence prohibits entry into the subject parcels. A small amount of mature trees and debris are scattered throughout the subject parcels.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	3.3

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
North	Mobile Home Park	ML (Medium Low Density Residential)	R-MHP (Residential Mobile/Manufactured Home Park)
South	Union Hall	SC (Service Commercial)	C-1 (Limited Commercial)
East	General Retail Center	SC (Service Commercial)	C-1 (Limited Commercial)
West	Mobile Home Park	ML (Medium Low Density Residential)	R-MHP (Residential Mobile/Manufactured Home Park)
	Single Family, Detached	SC (Service Commercial)	R-CL (Single Family Compact-Lot)

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<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	N/A
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

DESCRIPTION:

A request has been received from Union I.B.E.W local 357 to Vacate a 20-foot wide drainage easement generally located on the northwest corner of Harris Avenue and Lamb Boulevard.

The above property is legally described as the 25-foot wide drainage easement of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of the Southeast Quarter (NW ¼), Township 20 South, Range 62 East, M.D.M.

ANALYSIS

A) *Planning discussion*

This is a request to Vacate a 20-foot wide drainage easement generally located on the northwest corner of Harris Avenue and Lamb Boulevard. This request will facilitate the development of a previously approved Site Development Plan Review (SDR-27066) for a 35,000 square-foot Office building and Meeting Hall for a Private Club, Lodge or Fraternal Organization. This drainage easement is currently used by adjacent residential properties and a new drainage easement will be provided in a more suitable location in relation to this development. As this drainage easement is no longer needed in its current configuration, staff recommends approval of this request.

B) *Public Works discussion*

This Vacation application proposes to vacate an existing public drainage easement. As no rightofway is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to send this VAC request to the utility companies and franchise holders, nor wait for their responses. Since only City easements are involved; any utility company interests will not be affected.

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NEIGHBORHOOD ASSOCIATIONS NOTIFIED

ASSEMBLY DISTRICT 14

SENATE DISTRICT 10

NOTICES MAILED 203

APPROVALS 0

PROTESTS 0