



Staff Report

December 4, 2023 Council Workshop Meeting

Public Right-of-Way Vacation Request for 1804 NW Edgehill Drive

Presenter: Rob Charles, Utilities Manager

Time Estimate: 10 minutes

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BACKGROUND: The property at 1804 NW Edgehill Drive has had a deck constructed over the City's right-of-way located at 600 NW 18th Loop for approximately 30 years that had been allowed through a long-term land lease with the property owner. The City informed the owner, Chad Deering, earlier this year that the lease would not be renewed and that they would either have to demolish the deck or request to purchase the property from the City. The vacation, surplus and purchase of existing right-of-way requires approval from the City Council through a Right-of-Way vacation process which is initiated with staff.

SUMMARY: The owner of the property has started the City's vacation process and obtained a value for the property of \$10,500 which staff has reviewed and concurs with. As part of the vacation process and assuming Council approves, the adjacent property owner will still have to complete a Boundary Line Adjustment with the City's Planning Department to legally adjust the property boundaries. The adjusted property boundary would be approximately 3,093 square feet directly south of the 1804 NW Edgehill Drive property. The general area is shown below in Figure 1 and the vacation area in question is shown in Figure 2.

Should Council agree that the right-of-way may be vacated, the process to move this item forward would be to have staff prepare a Resolution to set a public hearing date for the vacation. The Resolution to set the public hearing could potentially occur at the December 18th Council meeting, at which time, the public hearing would need to be set no less than 20 days and no more than 60 days from the date of the Resolution.

If the Council is in favor of the vacation after the public hearing, an Ordinance authorizing the Vacation of ROW will be drafted for Council approval at a subsequent Regular Meeting. When Council adopts the Ordinance for vacation, the Ordinance shall become effective as stipulated under the terms therein and takes effect 5 days after having been published.

The owner of the property is responsible for any publishing costs associated with the public hearing notification, recording costs with the Clark County Auditor's Office, and any other fees associated with the Boundary Line Adjustment.

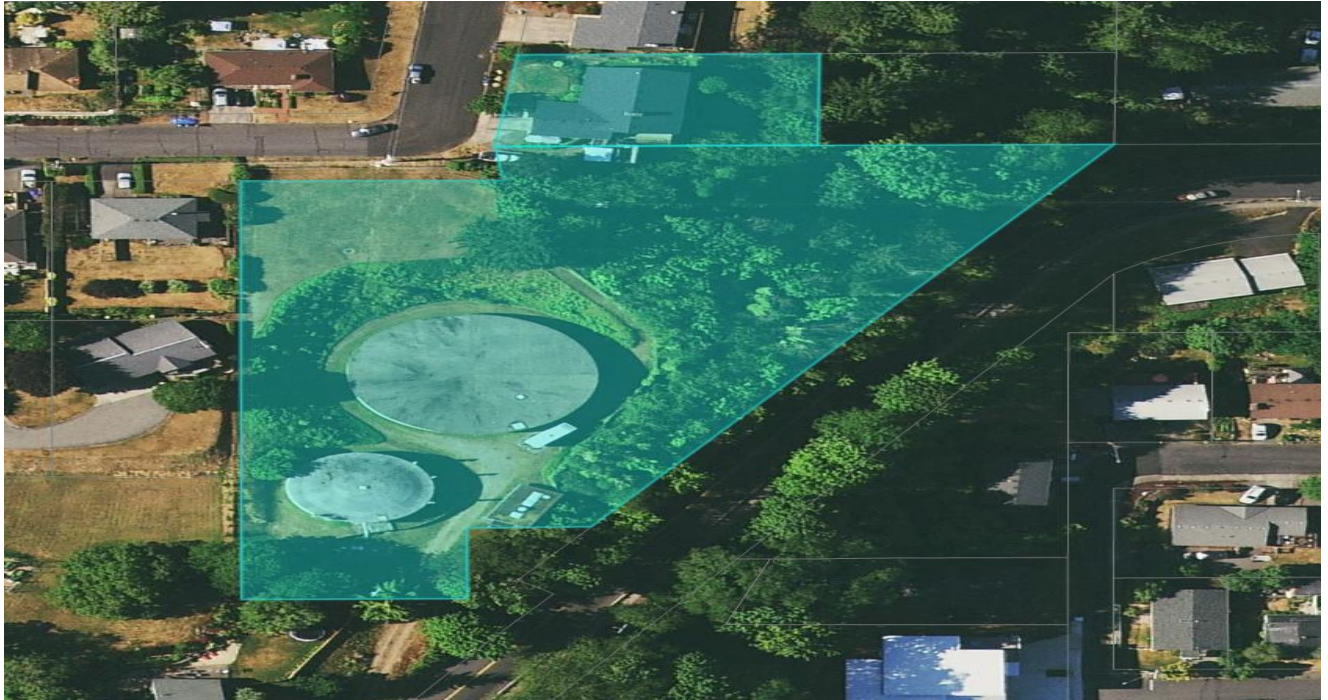


Figure 1: City Owned 600 NW 18th Loop property and 1804 NW Edgehill Drive property to the north

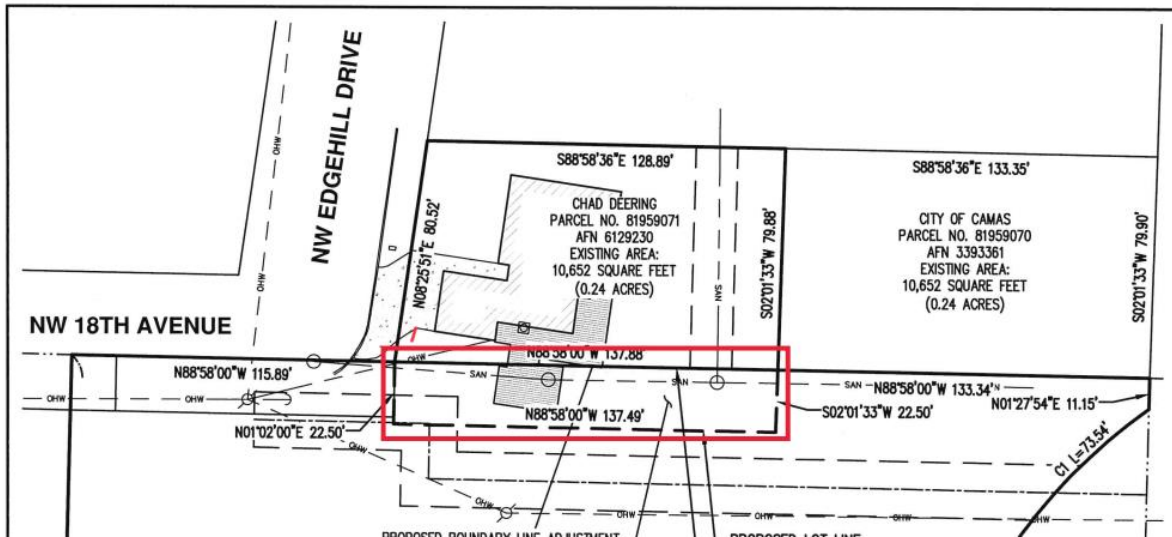


Figure 2: Area of proposed transfer from City owned land to 1804 NW Edgehill Drive (3,093 sf)

RECOMMENDATION: Staff would recommend that a Resolution to set the public hearing for vacation of this Right of Way be placed on the next regular Council Meeting's Agenda.