



Planning Commission Agenda Item

Date: December 13, 2017
Item No: 13.

TO: Planning Commission

FROM: Alfredo Melesio, Jr., AICP, Director Land Development & Community Services
Prepared By: Marc Jordan

SUBJECT: VAC-16-17 (60751) NV-1286 APEX GREAT BASIN (Public Hearing).
Applicant: APC Towers: To vacate a drainage easement in an M-2 (General Industrial District). Location: Southwest corner of Apex Harbor Lane and Apex Great Basin Way (13415 Apex Harbor Lane). (APN 103-13-010-020). (For possible action)

RECOMMENDATION:

The Land Development and Community Services Department recommends that VAC-16-17 be approved and forwarded to the City Council for final consideration.

GENERAL INFORMATION:

Comprehensive Plan:	Heavy Industrial
Existing land use and zoning:	Medical Marijuana Establishment; M-2, General Industrial District
Surrounding land use and zoning:	<u>North:</u> Love’s Travel Stop; Clark County (M-2, Industrial) <u>East:</u> Love’s Travel Stop; Clark County (M-2, Industrial) <u>South:</u> Undeveloped; M-2, General Industrial District <u>West:</u> Undeveloped; M-2, General Industrial District

BACKGROUND INFORMATION:

The applicant is requesting Planning Commission consideration to vacate an existing drainage easement located at the southwest corner of Apex Harbor Lane and Apex Great Basin Way. According to the letter of intent, the existing drainage easement overlaps another existing drainage easement and therefore is not necessary.

The subject site is partially developed with a medical marijuana establishment. On June 8, 2016, the Planning Commission approved a special use permit (UN-31-16) that allows a Cultivation Facility for Medical Marijuana on the subject site. In addition, on the same date the Planning Commission approved another special use permit (UN-32-16) that allows the Production of Edible Marijuana Products or Marijuana Infused Products on the subject site. The applicant proposed to develop the subject site in phases. The first building has been developed and the applicant does have a business license for both of the previous mentioned operations.

DEPARTMENT COMMENTS:

Public Works:	Please see the attached memorandum.
Police:	No comments.
Fire:	No comments.

ANALYSIS

According to the letter of intent, the drainage easement proposed for vacation overlaps another drainage easement. The proposed drainage easement is the original easement granted, and according to Public Works, is not necessary. Therefore, staff has no objections to the proposed vacation.

ATTACHMENTS:

- Public Works Memorandum
- Letter of Intent
- Site Plan
- Vacation Exhibit
- Clark County Assessor's Map
- Location and Zoning Map