



Planning Commission Agenda Item

Date: November 08, 2017
Item No: 15.

TO: Planning Commission

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

SUBJECT: VAC-15-17 (60045) CRAIG AND I-15 (Public Hearing). Applicant: Burke Construction Group. Request: To vacate a roadway easement. Location: North of Corporate Center Drive, approximately 300 feet west of Pecos Road. (APN 139-01-711-002). (For possible action)

RECOMMENDATION:

The Land Development and Community Services Department recommends that VAC-15-17 be approved and forwarded to the City Council for final consideration.

GENERAL INFORMATION:

Comprehensive Plan:	Heavy Industrial
Existing land use and zoning:	Undeveloped; M-2, General Industrial District
Surrounding land use and zoning:	<u>North:</u> Interstate 15 right-of-way <u>East:</u> Industrial; M-2, General Industrial District <u>South:</u> Industrial; 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 driveway easement previously granted next to Corporate Center Drive. According to the letter of intent, the existing driveway will be replaced by a new driveway located slightly east of the current location.

DEPARTMENT COMMENTS:

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

ANALYSIS

Building permits have been submitted for an approximate 130,000 square foot warehouse building on the subject site. Access is proposed via a shared driveway with the property to the east and a new driveway east of the area proposed to be vacated. The proposed request allows the new driveway to line up with the driveway to the south. Staff has no objections to the proposed request.

ATTACHMENTS:

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