

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: AUGUST 14, 2008****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: VAC-28556 - APPLICANT: CITY OF LAS VEGAS - OWNER:
COSTCO WHOLESALE CORPORATION**

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

1. The limits of this Petition of Vacation shall be the five-foot wide by 25-foot long traffic signal easement located at 222 South Martin L. King Jr. Boulevard.
2. 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.
3. All development shall be in conformance with code requirements and design standards of all City Departments.
4. 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.
5. 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.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to Vacate a five-foot wide by 25-foot long traffic signal easement at 222 South Martin L. King Boulevard. This request is in combination with the expansion of Martin L. King Boulevard adjacent to the subject location. This road expansion will eliminate the need for the subject traffic signal easement. As this traffic signal 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>	
03/27/86	The Board of Zoning Adjustment approved a Variance (V-0018-86) to allow Wholesale Storage and Sales in a C-1 (Limited Commercial) district. Staff recommended approval of this request.
10/19/88	The City Council approved a Variance (V-0110-88) to allow the sale of food (hot dog cart) where such sales are not permitted in the C-1 (Limited Commercial) district. The Board of Zoning Adjustment denied this request. Staff recommended denial of this request.
04/05/89	The City Council approved a six month Required Review [V-0110-88(1)] of an approved Variance (V-0110-88) to allow the sale of food (hot dog cart) where such sales are not permitted in the C-1 (Limited Commercial) district. This request was approved with no further Required Reviews necessary.
03/22/94	The City Council approved a Variance (V-0016-94) to allow the outdoor storage and sale of lumber and nursery materials, where not allowed, in conjunction with an existing Wholesale Storage and Sale use.
11/27/96	The Board of Zoning Adjustment approved a Special Use Permit (U-0131-96) to allow an automated gas fueling facility on the site of an existing Wholesale Storage and Sale use.
08/28/00	The Planning and Development Department administratively approved a Minor Site Development Plan Review [Z-0005-63(6)] for the restriping of the parking area.
05/17/06	The City Council approved a General Plan Amendment (GPA-9219) to change the Future Land Use designations to Commercial, Mixed Use, Industrial or Public Facilities on various parcels located within the proposed Las Vegas Redevelopment Plan area and within the proposed Redevelopment Plan expansion area. The Planning Commission and staff recommended approval of this request.
07/16/08	The Planning and Development Department received a Minor Site Development Plan Review (SDR-29037) request for modifications to an existing 134,890 square-foot building.

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<i>Related Building Permits/Business Licenses</i>	
10/04/01	A business license (L15-00011) was issued for Packaged Liquor at 222 South Martin L. King Boulevard.
12/07/01	Business licenses (D16-00017, C05-01279) were issued for Wholesale/Retail and Tobacco Sales at 222 South Martin L. King Boulevard.
05/10/07	A business license (Q07-01077) was issued for an Optometrist at 222 South Martin L. King Boulevard.
11/06/06	A business license (T18-00709) was issued for Telephone Sales at 222 South Martin L. King Boulevard.
<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>	
07/21/08	A field check was conducted and found that Martin L. King Boulevard is currently being expanded to its Master Plan of Street and Highways width of 100 feet. The subject traffic easement is within the roadway expansion of Martin L. King Boulevard.

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Retail	MXU (Mixed Use)	C-1 (Limited Commercial)
North	Apartments	MXU (Mixed Use)	C-1 (Limited Commercial)
South	Commercial	MXU (Mixed Use)	C-1 (Limited Commercial)
	Single-Family Residences	M (Medium Density Residential)	R-PD11 (Residential Planned Development 11 Units per Acre)
East	Commercial	C (Commercial)	M (Industrial)
West	Apartments	MXU (Mixed Use)	C-1 (Limited Commercial)
	Single-Family Residences	M (Medium Density Residential)	R-PD11 (Residential Planned Development 11 Units per Acre)

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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			
A-O Airport Overlay District (175 Feet)	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

** The subject property is located within the North Las Vegas Airport Overlay District within the 175-foot height limitation contour. As this Vacation will not increase the height at the subject site, this proposal satisfies the guidelines of this district.*

DESCRIPTION:

A request has been received from the City of Las Vegas on behalf of Costco Wholesale Corporation to Vacate a five-foot wide by 25-foot long traffic signal easement located at 222 South Martin L King Boulevard.

The above property is legally described as a portion of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼), Township 20 South, Range 61 East, M.D.M..

ANALYSIS

A) Planning discussion

This is a request to Vacate a five-foot wide by 25-foot long traffic signal easement at 222 South Martin L. King Boulevard. This request is in combination with the expansion of Martin L. King Boulevard adjacent to the subject location. As this traffic signal 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 a traffic signal 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 a City of Las Vegas easement is involved; any utility company interests will not be affected.

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NEIGHBORHOOD ASSOCIATIONS NOTIFIED 20

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 1

APPROVALS 0

PROTESTS 0