

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: APRIL 22, 2010****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: APPLICANT/OWNER: BCI COCA-COLA BOTTLING
COMPANY OF LOS ANGELES**

**** STAFF RECOMMENDATION(S) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
VAC-37574	Staff recommends APPROVAL, subject to conditions:	N/A

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**** CONDITIONS ****

VAC-37574 CONDITIONS

1. The limits of this Petition of Vacation shall be a twenty-foot wide by one hundred ninety foot long Public Drainage Easement generally located perpendicular to Stewart Avenue and approximately six hundred feet east of Mojave Road.
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. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by SDR-32475 may be used to satisfy this requirement provided that it addresses the area to be vacated.
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 right-of-way 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 right-of-way 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

The subject property consists of a 116,633 square-foot warehouse facility at 230 North Mojave Road. This request proposes to Vacate a 20-foot wide public drainage easement generally located perpendicular to Stewart Avenue and approximately 660 feet east of Mojave Road. Staff recommends approval, as the request is necessary to facilitate construction of a 104,517 square-foot addition to the existing warehouse, as approved by Site Development Plan Review (SDR-32475). If denied, the applicant must redesign the approved site plan so the addition does not encroach into the existing public drainage easement.

ISSUES

- The applicant has indicated that this request is being submitted to facilitate construction of an addition to the existing warehouse, as approved by Site Development Plan Review (SDR-32475).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
12/21/88	The City Council approved a request for the Reclassification (Z-0111-88) of property bounded by Stewart Avenue, Pecos Street, Charleston Boulevard and Mojave Road from C-1 (Limited Commercial) to R-3 (Medium Density Residential) and M (Industrial) for proposed apartments and industrial. The Planning Commission recommended approval.
01/10/91	The Planning Commission approved (final action) a request for a Plot Plan and Building Elevation Review (Z-0111-88) for a proposed distribution center on property located on the east side of Mojave Road approximately 410 feet south of Stewart Avenue.
01/22/92	The City Council approved a request for a Special Use Permit (U-0297-91) to allow a 575 gallon propane tank on property located on the east side of Mojave Road between Sunrise Avenue and Stewart Avenue. The Board of Zoning Adjustment recommended approval.
06/27/96	The Planning Commission approved (final action) a request for an Aesthetic Review (AR-11-96) for a proposed 63,912 square-foot expansion to an existing warehouse / distribution center on property located at 230 North Mojave Road.
02/18/09	The City Council approved a request for a Site Development Plan Review (SDR-32475) for a proposed 104,517 square-foot expansion of an existing 116,633 square-foot warehouse on 20.3 acres at 230 North Mojave Road. Planning Commission and staff recommended approval.

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<i>Most Recent Change of Ownership</i>	
04/28/95	A deed was recorded for a change in ownership.
<i>Related Building Permits/Business Licenses</i>	
04/22/91	A building permit (#91103717) was issued for grading at 230 North Mojave Road. The permit was finalized on 01/29/92.
04/24/91	A building permit (#91104038) was issued for a plan review at 230 North Mojave Road. The permit was finalized on 04/24/91.
04/24/91	A building permit (#91104040) was issued for an office warehouse building at 230 North Mojave Road. The permit was finalized on 01/29/92.
04/24/91	A building permit (#91104042) was issued for a check-in booth at 230 North Mojave Road. The permit was finalized on 01/29/92.
04/24/91	A building permit (#91104041) was issued for a maintenance building at 230 North Mojave Road. The permit was finalized on 01/29/92.
04/24/91	A building permit (#91104039) was issued for paving, landscaping, and a trash enclosure at 230 North Mojave Road. The permit was finalized on 01/29/92.
07/11/91	A building permit (#91113012) was issued for development revisions and expansion of an existing building at 230 North Mojave Road. The permit was finalized on 01/29/92.
08/12/91	A building permit (#91116089) was issued for on-site sewer and water at 230 North Mojave Road. The permit was finalized on 11/14/91.
12/17/91	A building permit (#91129608) was issued for a sign at 230 North Mojave Road. The permit was finalized on 01/22/92.
04/20/92	A business license (#S12-00010) was issued for a soft drink distribution warehouse at 230 North Mojave Road. The license is active.
02/07/95	A building permit (#95366326) was issued for a tenant improvement at 230 North Mojave Road. The permit was finalized on 05/02/95.
08/22/96	A building permit (#96017244) was issued for an exterior demolition at 230 North Mojave Road. The permit expired on 08/29/98.
09/19/96	A building permit (#96018972) was issued for on-site improvements at 230 North Mojave Road. The permit expired on 08/29/98.
09/19/96	A building permit (#96018973) was issued for a warehouse expansion with office at 230 North Mojave Road. The permit was finalized on 06/05/97.
10/15/96	A building permit (#96020789) was issued for on-site water, sewer, and fire at 230 North Mojave Road. The permit expired on 08/29/98.
04/30/97	A building permit (#97008825) was issued for a sign at 230 North Mojave Road. The permit expired on 08/29/98.
06/09/97	A building permit (#97011713) was issued to move a propane tank at 230 North Mojave Road. The permit expired on 08/29/98.
06/10/97	A building permit (#97011798) was issued for an interior remodel and additional restrooms at 230 North Mojave Road. The permit expired on 08/29/98.

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10/06/97	A building permit (#97020429) was issued for a tenant improvement at 230 North Mojave Road. The permit expired on 08/29/98.
11/10/05	Code Enforcement processed a complaint (Case #36114) for cable being installed on the second floor without permits by an out-of-state contractor. The case was closed by Code Enforcement on 03/23/06.
08/01/07	Code Enforcement processed a complaint (Case #56353) for weeds at 230 North Mojave Road. The case was closed by Code Enforcement on 09/18/07.

Pre-Application Meeting

A pre-application meeting was not required, nor was one held.

Neighborhood Meeting

A neighborhood meeting was not required, nor was one held.

Field Check

03/18/10	Staff conducted a field check on the indicated date and noted a well maintained industrial lot free of trash and debris.
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Details of Application Request

Site Area

Net Acres	20.31
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Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Distribution Warehouse	LI/R (Light Industry/ Research)	M (Industrial)
North	Detention and Enforcement Facility	PF (Public Facilities)	C-V (Civic)
South	Office and Warehouse Complex	LI/R (Light Industry/ Research)	M (Industrial)
East	Office and Warehouse Complex	LI/R (Light Industry/ Research)	M (Industrial)
West	Community Center/ Contractor/ Building Supplies/ Used Auto Sales/ Automobile Towing/ Storage/ Lawn & Pool Service	LI/R (Light Industry/ Research) & PF (Public Facilities)	M (Industrial) & C-1 (Limited Commercial)

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<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	X		Y
Las Vegas Spectrum	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	N/A
Trails – Pedestrian Path	X		Y
Rural Preservation Overlay District			N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

LEGAL DESCRIPTION

The above property is legally described as a twenty-foot (20') wide by one hundred ninety-foot (190') long public drainage easement perpendicular to Stewart Avenue and approximately six hundred sixty-feet (660') east of Mojave Road. Said property being a portion of the E½ of the NW¼ of the SE¼ Section 36, Township 20 South, Range 61 East, M.D.M.

ANALYSIS

A) Planning Discussion

This is a request to Vacate a 20-foot wide public drainage easement generally located at 230 North Mojave Road. Staff recommends approval, as the request is necessary to facilitate construction of a 104,517 square-foot addition to the existing 116,633 square foot warehouse, as approved by Site Development Plan Review (SDR-32475).

B) Public Works Discussion

This Vacation application proposes to vacate an existing 20-foot wide public drainage easement. As no right-of-way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to send this Vacation 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.

NOTICES MAILED 1

APPROVALS 0

PROTESTS 0