

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

SC-24-0261-WESTERN IRA FUNDING LTD RTMT PL:

STREET NAME CHANGE to change the name of Gagnier Boulevard to Dynamite Drive.

Generally located on the south side of Roy Horn Way and the west side of Gagnier Boulevard within Spring Valley. MN/sd/syp (For possible action)

RELATED INFORMATION:

APN:

176-04-201-006; 176-04-201-011; 176-04-201-012; 176-04-211-004; 176-04-211-015; 176-04-301-014; 176-04-301-015

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Project Type: Change the name of an existing street from Gagnier Boulevard to Dynamite Drive

Applicant's Justification

The applicant states that the request is for a street name change from the current Gagnier Boulevard to Dynamite Drive. This request helps to achieve the desired branding of the proposed development as the current street name of Gagnier Boulevard does not meet this criteria and have found that people often have difficulty pronouncing. Dynamite Drive will provide for synergistic branding with the proposed development.

Prior Land Use Requests

Application Number	Request	Action	Date
SC-21-0619	Street name change from Narrative Way to Agilysys Way	Approved by PC	December 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	CG	Office/retail complex & undeveloped
South	Business Employment	RS20	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Business Employment	IP	Office complex
West	Business Employment	CG	Undeveloped

The subject site is located within the Public Facilities Needs Assessment (PFNA) area.

**CC 215 is adjacent to the north side of the site.

Related Applications

Application Number	Request
VS-24-0260	Vacate and abandon easements and right-of-way is a companion item on this agenda.
WS-24-0259	Waiver of development standards and design reviews for a hotel is a companion item on this agenda.
TM-24-500057	Commercial tentative map is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Building Department - Addressing

The applicant is requesting to change a portion of the Gagnier Boulevard alignment between Roy Horn Way and Badura Avenue to Dynamite Drive. Gagnier Boulevard is an established alignment located in the southwest quadrant of the Las Vegas valley and crosses the jurisdictional boundary between Clark County and the City of Las Vegas.

The Combined Fire Communication Center has recommended approval of the street name Dynamite Drive, but their recommendation only includes the approval of the proposed street name. They do not review the street name change request in accordance with the Las Vegas Valley Street Naming and Address Assignment Policy. The Las Vegas Valley Street Naming and Address Assignment Policy states, a street name may not change along an alignment unless an extension of the subject segment "does not and cannot" connect in the future. The alignment of Gagnier Boulevard has dedicated right of way between Roy Horn Way and Warm Springs Road; therefore, staff does not support changing the street name at the intersection of Badura Avenue. This request does not serve the public's interest and can interfere with emergency services causing a delay in response times.

This application is not consistent with the Las Vegas Valley Street Naming and Address Assignment Policy; therefore, staff recommends denial.

Staff Recommendation

Denial.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Public Works - Development Review

If approved:

- No comment.

Building Department - Addressing

- Subject to Dynamite Drive.
- Applicant shall be responsible for the installation of street signs, per Public Works requirements, within 60 calendar days of the approval of the application.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - denial.

APPROVALS:

PROTESTS:

APPLICANT: ED GARCIA

CONTACT: ED GARCIA, ED GARCIA PLLC, 11700 W. CHARLESTION BLVD #170-595,
LAS VEGAS, NV 89135