

11/08/23 BCC AGENDA SHEET

DECATUR & RICHMAR  
(TITLE 30)

DECATUR BLVD/SERENE AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-23-500121-I15 MOUNTAIN, LLC:**

**HOLDOVER TENTATIVE MAP** consisting of 1 industrial lot on 49.9 acres in an M-D (Designed Manufacturing) and an M-D (Designed Manufacturing) (AE-60) Zone.

Generally located on the south side of Serene Avenue and the east side of Decatur Boulevard within Enterprise. JJ/bb/syp (For possible action)

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RELATED INFORMATION:

**APN:**

177-19-301-005; 177-19-302-005; 177-19-302-007; 177-19-302-013; 177-19-305-002; 177-19-306-002; 177-19-402-002; 177-19-402-006

**LAND USE PLAN:**

ENTERPRISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 9380 Decatur Boulevard (portion)
- Site Acreage: 49.9
- Number of Lots/Units: 1
- Project Type: Industrial subdivision for office/warehouses and distribution centers

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0263-10	Waived deed restriction	Approved by PC	August 2010
WS-0455-09	Overlength cul-de-sacs for Richmar Avenue and Gary Avenue	Approved by PC	September 2009
VS-0342-09	Vacated easements and right-of-way	Approved by PC	July 2009

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Neighborhood Commercial; Ranch Estates Neighborhood (up to 2 du/ac); & Business Employment	R-E (RNP-I) & R-E	Single family residential & undeveloped
South	Business Employment	M-D & R-E	Warehouse, undeveloped, & single family residential
East	Business Employment	M-D & R-E	National Guard Readiness Center & undeveloped
West	Business Employment & Neighborhood Commercial	R-E & RUD	Single family residential & undeveloped

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-23-0571	A request to reclassify 49.9 acres from R-E to M-D zoning with waiver for throat depth and design review for office/warehouses, distribution centers and increased finished grade is a companion item on this agenda.
VS-23-0572	A request to vacate rights-of-way and easements a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

**Analysis****Comprehensive Planning**

This request meets the tentative map requirements as outlined in Title 30.

**Staff Recommendation**

Approval.

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, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:****Comprehensive Planning**

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time

specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 55 feet to the back of curb for Richmar Avenue and a county approved cul-de-sac;
- Right-of-way area on Richmar Avenue east of APN 177-19-499-018 is to be privately maintained;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Decatur Boulevard improvement project.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; that the installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that future Capital Improvement Project (CIP) will prohibit left in/ left out along the Richmar Avenue alignment.

**Comprehensive Planning - Addressing**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0307-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Enterprise - approval.

**APPROVALS:**

**PROTESTS:**

**COUNTY COMMISSION ACTION:** October 18, 2023 – HELD – To 11/08/23 – per the applicant.

**APPLICANT:** JEFF THOMSON

**CONTACT:** TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 98118