

03/19/25 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500022-HANCOCK FOUNDRY VEGAS, LLC:

TENTATIVE MAP for 43 industrial condominium units on 2.14 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the southwest corner of Teco Avenue and Pioneer Way within Spring Valley. MN/rg/kh (For possible action)

RELATED INFORMATION:

APN:

163-34-401-015

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.14
- Project Type: Office/warehouse development
- Number of Units: 43

Project Description

The plans depict a proposed office/warehouse development on 2.14 acres. The site consists of 3 buildings with a total of proposed 43 units. Common Element A consists of the parking area for the entire site. Building 1 is located along the east property line, which is designated as Common Element B, and includes 11 office/warehouse units and the business center. Building 3 is located at the center of the site which contains 20 total office/warehouse units. Building 2 is located along the west side of the site and also includes 12 total office/warehouse units. The site is provided via 2 proposed driveways located along the north property line adjacent to Teco Avenue.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-60)	Warehouse
South	Business Employment	IP (AE-60)	Undeveloped
East	Business Employment	IP (AE-60)	Warehouse under construction
West	Corridor Mixed-Use	CG (AE-60)	Undeveloped

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

Related Applications

Application Number	Request
ZC-25-0097	A zone change from RS20 to IP is a companion item on this agenda.
VS-25-0096	A vacation and abandonment for portions of right-of-way being Teco Avenue and Pioneer Way is a companion item on this agenda.
WS-25-0095	Waivers of development standards and design review for an office/warehouse development 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**Comprehensive Planning**

This request meets the tentative map requirements and standards for approval as outlined in Title 30. The tentative map is contingent upon the approval of the companion zone change, vacation and abandonment, waiver of development standards, and design review. The proposed tentative map shows a proposed office/warehouse development that is within character with the surrounding industrial development to the north, south, and the east. However, since staff is not supporting the related waivers of development standards and the design review, staff cannot support this request.

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:**Comprehensive Planning**

If approved:

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;

- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 and reference POC Tracking #0389-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - denial.

APPROVALS:

PROTESTS:

APPLICANT: HANCOCK FOUNDRY LAS VEGAS, LLC

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135