

06/17/26 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-26-500067-NV NAP 6, LLC:

TENTATIVE MAP consisting of 1 industrial lot on 8.99 acres in an IP (Industrial Light) Zone.

Generally located east of Edmond Street and north of Warm Springs Road within Enterprise.
MN/sd/cv (For possible action)

RELATED INFORMATION:

APN:

176-01-801-021; 176-01-801-044

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 7220 Edmond Street
- Site Acreage: 8.99
- Project Type: Industrial subdivision
- Number of Lots: 1

Project Description

The plan depicts a proposed 1 lot industrial subdivision located on the northeast corner of Edmond Street and Warm Springs Road. Access to the site is located via 1 driveway along the north property line adjacent to Capovilla Avenue. This tentative map request is a part of a proposed data center.

Prior Land Use Requests

Application Number	Request	Action	Date
DA-23-900545	Development agreement related to ZC-23-0489 (APN 176-01-801-044 only) - recorded	Approved by BCC	January 2024
VS-23-0490	Vacation and abandonment for a portion of right-of-way and easements - recorded	Approved by BCC	September 2023
ZC-23-0489	Zone change from C-2 and M-1 zoning to an M-D zoning with waivers of development standards and a design review for an industrial center	Approved by BCC	September 2023
ET-23-400041 (UC-0341-17)	Second extension of time of a use permit for a temporary construction storage site	Approved by PC	June 2023
ET-20-400027 (UC-0341-17)	First extension of time of a use permit for a temporary construction storage site	Approved by PC	July 2020

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0341-17	Use permit for a temporary construction site	Approved by BCC	June 2017
VS-20-0281	Vacation and abandonment for easements - recorded	Approved by PC	August 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP	Office/warehouse
South	Public Use	IL	NV Energy substation
East	Business Employment	IL	Undeveloped
West	Business Employment	IP	Office/warehouse

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

Related Applications

Application Number	Request
ZC-26-0260	A zone change from IL zone to IP zone is a companion item on this agenda.
VS-26-0262	Vacation and abandonment of portions of rights-of-way and easements is a companion item on this agenda.
WS-26-0261	Waiver of development standards and design review for a data center 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.

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, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 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;
- 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

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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 #0157-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: NV NAP 6, LLC

CONTACT: MICHAEL S. ANDERSEN AIA ARCHITECT, LLC, 2714 TIMBER CROSSING COURT, HENDERSON, NV 89074