

09/21/21 PC AGENDA SHEET

FLAMINGO ROAD/HILDEBRAND LANE
(TITLE 30)

FLAMINGO RD/HILDEBRAND LN

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-21-500119-FLAMINGO PARTNERS, LLC:

TENTATIVE MAP for a 1 lot commercial subdivision on 4.4 acres in a C-2 (General Commercial) Zone.

Generally located on the southwest corner of Flamingo Road and Hildebrand Lane within Paradise. TS/bb/jo (For possible action)

RELATED INFORMATION:

APN:

162-24-501-002

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3075 Flamingo Road
- Site Acreage: 4.4
- Number of Lots/Units: 1
- Project Type: Commercial retail

The plan depicts a 1 lot commercial subdivision on 4.4 acres on the southwest corner of Flamingo Road and Hildebrand Lane. Access to the site is provided by 2 right in, right out driveways from Flamingo Road and 3 driveways from Hildebrand Lane. The southern most access on Hildebrand Lane provides emergency access for the southern and western perimeter of the property.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-900484-16	Outside enclosure for exterior exercise area	Approved by ZA	July 2016
WS-0106-13	Animated sign separation	Approved by BCC	May 2013
ZC-0290-89	Reclassified from R-1 to C-2 zoning	Approved by BCC	November 1989

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	CCSD Nevada Learning Academy
South & East	Residential High (8 to 18 du/ac)	R-3	Senior living apartments & condominium residences
West	Commercial Neighborhood & Public Facilities	C-1 & P-F	Commercial retail & CCSD

STANDARDS FOR APPROVAL:

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

Analysis

Current 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 Comprehensive Master Plan, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 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

- No comment.

Current Planning Division - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: CLAYTON NEILSEN

CONTACT: CLAYTON NEILSEN, 6765 W. RUSSELL ROAD, SUITE 200, LAS VEGAS,
NV 89118