

11/19/24 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-24-500110-ASJ COMPANIES, LLC:

TENTATIVE MAP for 1 lot commercial subdivision on 2.30 acres in a CG (Commercial General) Zone.

Generally located on the west side of Fort Apache Road, 190 feet south of Huntington Cove Parkway within Spring Valley. JJ/rp/kh (For possible action)

RELATED INFORMATION:

APN:

176-18-601-002

LAND USE PLAN:

SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 8375 S. Fort Apache Road
- Site Acreage: 2.30
- Project Type: Commercial map
- Number of Lots: 1

The plan depicts 1 lot commercial subdivision. The site will be accessed by 1 existing commercial driveway, located on Fort Apache Road.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400112 (VS-18-0770)	First extension of time of a vacation and abandonment of a portion of Fort Apache Road	Approved by PC	September 2021
DR-19-0181	Mini-warehouse	Approved by BCC	April 2019
VS-18-0770	Vacated and abandoned a portion of Fort Apache Road	Approved by PC	November 2018
UC-18-0482	Increased the height of an existing communication tower, reduced setback from existing residential development, reduced the number of antenna arrays, and a design review for increased height to an existing communication tower (monopole)	Approved by PC	August 2018
UC-0193-13	Wireless communication tower and ancillary uses	Approved by PC	June 2013

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1276-04	Reclassified the subject site to C-2 zoning for future commercial development	Approved by BCC	September 2004
MP-0718-04	Amended the original concept plan for the subject parcel and the surrounding area	Approved by BCC	July 2004
MP-1423-00 & MP-1422-00	Approved the Public Facility Needs Assessment (PFNA) area and specific plans for the subject and surrounding parcels in the area	Approved by BCC	October 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) (Rhodes Ranch)	R-2 (Rhodes Ranch PC)	Single-family residence
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) (Rhodes Ranch)	C-2 & R-4 (Rhodes Ranch PC)	Multi-family residence
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) (Rhodes Ranch)	R-3 (Rhodes Ranch PC)	Single-family residence

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

- 30 days to coordinate with Public Works - Construction Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Fort Apache Road improvement project, 90 days to record said separate document for the Fort Apache Road improvement project.

Building Department - 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: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: CIVILWORKS, INC.

CONTACT: CIVILWORKS, INC., 4945 W. PATRICK LANE, LAS VEGAS, NV 89118