

ALTO & LAMB INDUSTRIAL PARK
(TITLE 30)

LAMB BLVD/ALTO AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-21-500081-WARDLEY PROPERTIES LLC:

HOLDOVER TENTATIVE MAP for a commercial subdivision on a 5.3 acre parcel in an M-D (Designed Manufacturing) (AE-70, AE-75, & APZ-2) Zone.

Generally located on the southeast corner of Alto Avenue and Lamb Boulevard within Sunrise Manor. MK/rk/jd (For possible action)

RELATED INFORMATION:

APN:
140-17-301-001

LAND USE PLAN:
SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.3
- Number of Lots: 1
- Project Type: Commercial subdivision

The plan depicts a 1 lot commercial subdivision on a 5.3 acre site which was previously approved for a distribution center. Access to the site is from driveways on Lamb Boulevard and Alto Avenue. Off-site improvements will be installed with the development of the distribution center.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|----------------|----------|
| DR-21-0121 | For a proposed distribution center | Approved by PC | May 2021 |
| VS-21-0122 | Vacated and abandoned portions of right-of-way being Alto Avenue and Lamb Boulevard | Approved by PC | May 2021 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------------|-----------------------------------|------------------------|------------------------------|
| North | Industrial | M-1 | Undeveloped |
| South | Business and Design/Research Park | M-D | Existing distribution center |
| East & West | Business and Design/Research Park | M-D | Office warehouse buildings |

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include a 54 foot property line radius at the northwest corner of the site;
- Applicant shall post "NO TRUCKS" signage at the Lamb Boulevard driveway.

Current Planning Division - Addressing

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; to find instruction for submitting a Point of Connection (POC) request on the CCWRD website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC:**APPROVALS:****PROTESTS:**

PLANNING COMMISSION ACTION: July 20, 2021 – HELD – To 09/07/21 – per the applicant.

PLANNING COMMISSION ACTION: September 7, 2021 – HELD – To 11/02/21 – per the applicant.

APPLICANT: ODYSSEY

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