

03/20/24 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-23-500185-SPRING MOUNTAIN PROCYON LLC:

TENTATIVE MAP consisting of 1 commercial lot on 5.7 acres in a C-2 (General Commercial) Zone.

Generally located on the south side of Spring Mountain Road and the west side of Polaris Avenue within Paradise. JJ/rr/ng (For possible action)

RELATED INFORMATION:

APN:

162-17-202-001 through 162-17-202-004; 162-17-202-006; 162-17-202-008

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3429 & 3520 Spring Mountain Road and 3500, 3555, & 3595 Polaris Avenue
- Site Acreage: 5.7
- Number of Lots/Units: 1
- Project Type: Commercial subdivision

The plan depicts a proposed commercial subdivision on 5.7 acres located along the south side of Spring Mountain Road between Procyon Street and Polaris Avenue. Access to the site is proposed by 1 driveway on Spring Mountain Road, 1 driveway on Procyon Street and 2 driveways on Polaris Avenue. Detached sidewalks and landscaping will be located along all streets bordering the subdivision. Landscaping will also be located within the proposed parking areas.

Prior Land Use Requests: All parcels

Application Number	Request	Action	Date
UC-23-0126	Monorail (Vegas Loop)	Approved by BCC	May 2023
ZC-0770-07 (ET-0068-16)	Third extension of time for a resort hotel and casino - expired	Approved by BCC	July 2016
ZC-0770-07 (ET-0102-14)	Second extension of time for a resort hotel and casino - expired	Approved by BCC	October 2014
ZC-0770-07 (ET-0126-10)	First extension of time for a resort hotel and casino - expired	Approved by BCC	September 2010

Prior Land Use Requests: All parcels

Application Number	Request	Action	Date
ZC-0770-07	Reclassified from U-V to H-1 zoning, with use permits for expansion/enlargement of the Gaming Enterprise District, resort hotel and casino with mid-rise and high-rise towers, resort condominium units, public areas, increased height, accessory uses, and deviations from development standards - expired	Approved by BCC	September 2007
ZC-1925-05	Reclassified from U-V and M-1 to U-V zoning for a mixed-use development consisting of commercial areas and 1,738 residential units in 4 high-rise towers - expired	Approved by BCC	February 2006
ZC-1745-04	Reclassified from M-1 to U-V zoning for a mixed-use development consisting of commercial areas and 687 residential units in 4 high-rise towers - expired	Approved by BCC	February 2005

Prior Land Use Requests: APN 162-17-202-002, -004, -006, and -008

Application Number	Request	Action	Date
UC-0327-16	Mixed-use development in an H-1 zone with vertically mixed elements including residential, commercial, open space and pedestrian realms - expired	Approved by BCC	July 2016

Prior Land Use Requests: APN 162-17-202-008 only

Application Number	Request	Action	Date
UC-20-0395	Personal services (beauty salon)	Approved by PC	November 2020
UC-0196-15	Allow an office as a principal use in conjunction with an existing office/warehouse building	Approved by PC	May 2015
UC-0117-10	Secondhand sales and outside storage	Approved by PC	May 2010

Prior Land Use Requests: APN 162-17-202-001, -002, -003, and -004

Application Number	Request	Action	Date
UC-18-0196	Use permit for outside dining and cooking (food trucks)	Approved by BCC	April 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mixed Use Commercial	M-1 & C-2	Undeveloped & commercial buildings
South	Mixed Use Commercial	M-1	Industrial building & warehouse
East	Mixed Use Commercial	M-1 (H-1 – ROI)*	Office & retail complex
West	Mixed Use Commercial	M-1	Industrial buildings & retail

*Property under Resolution of Intent (ZC-0425-07) for a resort hotel and casino last extended in 2023.

Related Applications

Application Number	Request
ZC-23-0868	A zone change to reclassify the site from M-1 to C-2 zoning with waivers and a design review for a commercial center is a companion item on this agenda.
VS-23-0872	A request to vacate and abandon government patent easements and 5 foot wide portions of Procyon Street, Spring Mountain Road, and Polaris Avenue for detached sidewalks 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;
- Traffic study and compliance;
- Right-of-way dedication to include 5 feet to the back of curb for Spring Mountain Road;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Spring Mountain Road improvement project.
- Applicant is advised that off-site improvement permits may be required; and that the installation of detached sidewalks will require dedication to back of curb, vacation of excess right-of-way, and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: KCSL, LLC

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