

04/21/26 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-26-500031-FINLEY, DAVIS W & NANCY N:

TENTATIVE MAP consisting of 1 industrial lot on 2.91 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay.

Generally located north of Patrick Lane and west of Topaz Street within Paradise. JG/jam/cv
(For possible action)

RELATED INFORMATION:

APN:

162-36-202-025; 162-36-202-026

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.91
- Project Type: Industrial subdivision
- Number of Lots: 1

Project Description

The plans depict a 1 lot industrial subdivision consisting of 2.91 acres. Access to the subdivision will be granted via a commercial driveway located along Patrick Lane.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0039-96	Tentative map for a 1 lot industrial subdivision - expired	Approved by PC	March 1996
ZC-1415-95	Zone change from R-E and C-P zoning to M-D zoning - expired	Approved by BCC	November 1995
ZC-342-93	Zone change for the eastern parcel from R-E to C-P zoning	Approved by BCC	April 1993

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS20 (AE-65 & AE-70)	Single-family residential & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Public Use	PF (AE-65, AE-70, & AE-RPZ)	Cemetery
East	Neighborhood Commercial	IP (AE-60 & AE-65)	Office/warehouse buildings
West	Public Use	RS20 (AE-70)	Place of worship

Related Applications

Application Number	Request
PA-26-700008	A plan amendment from Neighborhood Commercial (NC) to Business Employment (BE) is a companion item on this agenda.
ZC-26-0126	A zone change from RS20 & CP to IP zoning is a companion item on this agenda.
VS-26-0125	A vacation and abandonment for portions of rights-of-way is a companion item on this agenda.
WS-26-0127	Waivers of development standards and design review for an industrial development 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. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 20, 2026 at 9:00 a.m., unless otherwise announced.

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;
- 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

- The map shall not include directional prefixes;
- The street suffixes shall be spelt out.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- 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 #0427-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: RAY FREDERICKSEN

CONTACT: RAY FREDERICKSEN, 4525 W. HACIENDA AVENUE, STE 1, LAS VEGAS, NV 89118