

12/03/24 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-24-500127-COUNTY OF CLARK(AVIATION) & MAJESTIC EJM ARROYO, LLC, LEASE:

TENTATIVE MAP for a 1 lot industrial subdivision on 41.25 acres in an IP (Industrial Park) Zone in the Airport Environs (AE-60) Overlay.

Generally located on the north side of Warm Springs Road and the east side of Buffalo Drive within Spring Valley. MN/my/kh (For possible action)

RELATED INFORMATION:

APN:

176-03-401-021

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 7200 S. Buffalo Drive
- Site Acreage: 41.25
- Project Type: Industrial subdivision
- Number of Lots: 1

The plans depict a 1 lot industrial subdivision on a 41.25 acre site with 4 existing warehouse/distribution buildings. Access to the site is available from 2 driveways on Badura Avenue, 3 driveways along Buffalo Drive, and 2 driveways on Warm Springs Road.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-22-0294	Reclassified from C-2 to M-D zoning, waivers of development standards, and a design review for a distribution center	Approved by BCC	June 2023
VS-22-0295	Vacation of right-of-way	Approved by BCC	June 2022
ZC-04-1852	Reclassified from R-E & M-D to C-2 zoning	Approved by BCC	November 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	CG (AE-60)	Undeveloped
South	Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac)	RS3.3, RM18, & CG	Commercial, single-family residential, & multi-family residential
East	Business Employment	IP & CG (AE-60)	Office/warehouse & undeveloped
West	Business Employment & Corridor Mixed-Use	RM32, IP, & CG (AE-60)	Multi-family residential, office/warehouse, & commercial

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

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

- No comment.

Building Department - Addressing

- No comment.

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 #0148-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MAJESTIC EJM ARROYO, LLC, LEASE

CONTACT: JOHN VORNSAND, 62 SWAN CIRCLE, HENDERSON, NV 89074