

05/07/24 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-24-500024-TING, LI TING & TSAI, JOHNSON:**

**TENTATIVE MAP** consisting of 1 commercial lot on 1.1 acres in a CG (Commercial General) Zone.

Generally located on the north side of Twain Avenue, 110 feet east of Acadia Hill Drive within Spring Valley. JJ/lm/ng (For possible action)

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RELATED INFORMATION:

**APN:**

163-15-610-017

**LAND USE PLAN:**

SPRING VALLEY - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 1.1
- Project Type: Mini-warehouse facility
- Number of Lots: 1

The plan depicts 1 commercial lot that will be subdivided to allow the owner the opportunity to sell off mini-warehouse units in the future. Access to the site is from Twain Avenue with an emergency access gate to the north through a cross access easement with the shopping center to the north.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0166-91 & UC-0251-91	Reclassified the site to C-C, C-1, and R-1 zoning (now CG) for a shopping center	Approved by BCC	October 1991

Not all prior land uses are listed for the shopping center and are available in department records.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Shopping Center (Rainbow Springs West)
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single family residential

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
East	Corridor Mixed-Use	CG	Shopping Center (Rainbow Springs West)
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single family residential

**Related Applications**

<b>Application Number</b>	<b>Request</b>
UC-24-0093	A use permit for a mini-warehouse facility 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;
- Applicant to coordinate with Public Works - Development Review for the installation of a median along Twain Avenue.
- Applicant is advised that off-site improvement permits may be required.

**Building Department - Addressing**

- No comment.

**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.

**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 #0118-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Spring Valley - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** LI TING

**CONTACT:** KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135