

04/21/26 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-26-500039-DIAMOND VALLEY VIEW LTD:

TENTATIVE MAP consisting of 1 industrial lot on 4.32 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located east of Valley View Boulevard and north of Blue Diamond Road within Enterprise. MN/bb/kh (For possible action)

RELATED INFORMATION:

APN:

177-08-401-004

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 8080 Valley View Boulevard
- Site Acreage: 4.32
- Project Type: Distribution center
- Number of Lots: 1

Project Description

The applicant is proposing a 1 lot tentative map to accommodate a previously approved industrial distribution center on the subject parcel.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-25-400047 (DR-22-0072)	Second extension of time of a design review for a distribution center	Approved by PC	June 2025
ADET-24-900209 (DR-22-0072)	First extension of time of a design review for a distribution center	Approved by ZA	May 2024
DR-22-0072	Design review for a distribution center	Approved by PC	April 2022
VS-21-0395	Vacation and abandonment for easements - recorded	Approved by PC	September 2021
ZC-20-0602	Zone change from R-E to M-D zoning for an office/warehouse facility	Approved by BCC	March 2021

*Additional land use applications have been approved on this site.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment & Neighborhood Commercial	IP (AE-60 & AE-65)	Distribution center
South	Business Employment	IP & CG (AE-60)	Commercial vehicle wash & commercial center
East	Business Employment	IP (AE-60 & AE-65)	Distribution center
West	Business Employment	IP (AE-60)	Distribution center & drainage channel

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

- Comply with approved drainage study PW23-10954;
- Traffic study and compliance;
- Full off-site improvements on Valley View Boulevard to be completed within 18 months, unless the developer enters into a cost participation agreement;
- Applicant to install signs stating "NO RIGHT TURN FOR TRUCKS" on the Valley View Boulevard driveways.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a new Point of Connection (POC) is required, as the previously issued POC has either expired, the proposed flow has changed, or the property has been re-parceled; and instructions for submitting a POC request are available on the CCWRD website.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DIAMOND VALLEY VIEW LTD

CONTACT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES BOULEVARD, SUITE 165, LAS VEGAS, NV 89118