

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-26-400018 (TM-20-500013)-UNCOMMONS LIVING BLDG 1, LLC:

TENTATIVE MAP FIRST EXTENSION OF TIME for a mixed-use project consisting of 4 commercial lots, 4 residential lots and common elements on 43.4 acres in a U-V (Urban Village-Mixed Use) Zone.

Generally located east of Durango Drive and south of CC 215 within Spring Valley. MN/sd/cv
(For possible action)

RELATED INFORMATION:

APN:

176-04-211-002 through 176-04-211-007; 176-04-211-009 through 176-04-211-015; 176-04-301-003; 176-04-301-004; 176-04-301-014

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 43.4
- Density (du/ac): 24
- Project Type: Mixed-use development with residential and commercial components

Site Plan

The approved tentative map and site plan depicted a high impact, mixed use project consisting of office buildings, commercial buildings, residential buildings, and parking structures. Internal private streets with on-street parking create a grid network connecting the project with the surrounding public rights-of-way. Four office buildings are located along Roy Horn Way adjacent to the northern portion of the site. Commercial buildings with a market hall and parking structures provide a centralized gathering space within the overall complex.

Previous Conditions of Approval

Listed below are the approved conditions for TM-20-500013:

Current Planning

- Applicant is advised that 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 the project has not commenced or there has been no substantial work towards

completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Until June 19, 2021 for the applicant to obtain off-site permits as required by ZC-19-0343;
- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to 50 feet to the back of curb for Maule Avenue, 25 feet to the back of curb for Butler Street, 25 feet to 50 feet to the back of curb for Gagnier Boulevard, 35 feet to the back of curb for Badura Avenue, and associated spandrels, and, if necessary, additional right-of-way for Roy Horn Way to accommodate 44 feet of right-of-way from the back of curb to the concrete barrier;
- If required by the Regional Transportation Commission, provide a bus turnout on the east side of Durango Drive north of and as close as practical to Maule Avenue and include provisions for a 5 foot by 50 foot bus shelter pad easement behind the sidewalk.
- Applicant is advised that compliance with the Uniform Standard Drawings is required; that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the dedication of right-of-way to the back of curb or the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Current Planning Division - Addressing

- Residential unit numbers shall be assigned by Addressing Services.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; you may find instruction for submitting a Point of Connection (POC) request on the CCWRD website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

Applicant's Justification

The applicant states the original approval was for four years and by recording subsequent final maps the tentative map was extended until June 29, 2026. The development is more than 50% completed and this application is required to allow additional maps to record.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-20-500013	Tentative map for a mixed-use project	Approved by ZA	March 2020
ZC-19-0343	Zone change from R-E and C-2 zoning to U-V zoning with use permits and a design review for a High Impact Project and a mixed-use project	Approved by BCC	June 2019
VS-19-0253	Vacation and abandonment for easements and right-of-way	Approved by BCC	May 2019
VS-0794-16	Vacation and abandonment for easements and right-of-way	Approved by BCC	April 2017

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

Surrounding Land Use*

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North**	Corridor Mixed-Use	RS20 & CG	Undeveloped & office building
South	Business Employment	CG & IP	Shopping center & office warehouse
East	Business Employment & Urban Neighborhood (greater than 18 du/ac)	CG, CP, & RM50	Undeveloped, multi-family residential, & office building
West	Entertainment Mixed-Use	H-1 (PCO)	Multi-family residential & resort hotel/casino (Durango Station)

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

**The CC 215 is located directly north of the site.

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

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property.

The applicant must demonstrate the project is progressing through the applicable development permit or licensing process. Since significant progress has occurred throughout the overall development, staff can support the extension of time request.

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**

- Until June 29, 2028 to record the next in the series of final maps or the tentative map will expire.
- Applicant is advised that the tentative map will expire, and an extension of time cannot be requested, if the time limit set forth above is not met.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTEST:

APPLICANT: KELLY LAWSON

CONTACT: LEBENE AIDAM-OHENE, BROWN BROWN & PREMSRIRUT, 520 S. FOURTH STREET #200, LAS VEGAS, NV 89101