

SWITCH & NEVADA ENERGY SITE
(TITLE 30)

MAULE AVE/REDWOOD ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-22-500164-1984 DEVELOPMENT LLC:

TENTATIVE MAP for a commercial subdivision on a 9.0 acre parcel in an M-D (Designed Manufacturing) Zone.

Generally located on the south side of Maule Avenue and the west side of Redwood Street within Enterprise. MN/rk/syp (For possible action)

RELATED INFORMATION:

APN:

176-02-301-005; 176-02-301-020

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9
- Project Type: Commercial subdivision

The plan depicts a 1 lot commercial subdivision on a 9 acre site which was previously approved for a distribution center. Access to the site is from driveways on Badura Avenue and Maule Avenue. Off-site improvements will be installed with the development of the distribution center.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0502-06	Reclassified both parcels to M-D zoning for a beverage distribution center including accessory office area	Approved by BCC	May 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	C-2	Automobile dealership & undeveloped
South	Business Employment	C-2 & R-4	Undeveloped
East	Business Employment	C-2	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Business Employment	C-2	Fleet parking lot

This site is located within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
UC-22-0459	A use permit for an electrical substation and transmission lines is a companion item on this agenda.
VS-22-0460	A request to vacate easements and right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

This request meets the tentative map requirements 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, and/or the Nevada Revised Statute

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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

- Comply with approved drainage study PW21-16235;
- Full off-site improvements on Badura Avenue and Maule Avenue;
- Right-of-way dedication to include 30 feet for Maule Avenue, 35 feet to the back of curb for Badura Avenue, and associated spandrel;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Design Review required to address the location of each pole.

- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and the dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Current Planning Division - 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.
- 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; and that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: STEPHAN ATKIN

CONTACT: STEPHAN ATKIN, SWITCH LTD, 7135 S. DECATUR BLVD, LAS VEGAS, NV 89119