

10/03/23 PC AGENDA SHEET

HITCHIN' POST INDUSTRIAL PARK
(TITLE 30)

LAS VEGAS BLVD N/LAMB BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-23-500113-BW NV, LLC:

TENTATIVE MAP consisting of 1 commercial lot on 7.7 acres in an M-1 (Light Manufacturing) (AE-70, AE-75 & APZ-2) Zone.

Generally located on the south side of Las Vegas Boulevard North, 250 feet west of Lamb Boulevard within Sunrise Manor. WM/rr/syp (For possible action)

RELATED INFORMATION:

APN:

140-07-702-002; 140-07-702-003

PROPOSED LAND USE PLAN:

SUNRISE MANOR - INDUSTRIAL EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3654 Las Vegas Boulevard N.
- Site Acreage: 7.7
- Number of Lots/Units: 1
- Project Type: Industrial Park

The applicant is proposing a 1 lot commercial subdivision on APNs 140-07-702-002 and 140-07-702-003. The site has an overall total acreage of 7.7 acres. The development, Hitchin' Post Industrial Park, will have 2 driveway entrances on Las Vegas Boulevard North and 1 driveway entrance on Lamb Boulevard. Detached sidewalks with landscaping will be located along Las Vegas Boulevard North, and attached sidewalks with landscaping will be located along Lamb Boulevard. Landscaping will also be located within the proposed parking areas.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-1005	Reclassified APN 140-07-702-003 from R-T to M-D zoning for a vehicle repair facility with accessory outside storage	Approved by BCC	May 2020
TM-19-500267	1 lot commercial subdivision on APN 140-07-702-003	Approved by BCC	May 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use & Business Employment	P-F, C-2, & H-2	Alexander Villas Park & undeveloped
South	Business Employment	M-D	Distribution center
East	Business Employment	C-2 & M-D	Convenience store with gas pumps, warehouse building, & mini-warehouse facility
West	Business Employment	R-E, C-2, & H-2	Hitchin' Post RV Park, trailer sales, motel, & tavern

Related Applications

Application Number	Request
PA-23-700025	Plan amendment to redesignate the land use category from Business Employment (BE) to Industrial Employment (IE) is a companion item on this agenda.
ZC-23-0541	Zone change to reclassify the site from H-2 & M-D to M-1 zoning; use permits to allow vehicle (trailer) repair and sales in APZ-2; waiver of development standards for alternative street landscaping; and design reviews for an office/warehouse complex with outside storage, vehicle (trailer) repair and sales, and finished grade 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**Comprehensive 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 Statutes.

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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

- 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.
- Applicant is advised 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; that Nevada Department of Transportation (NDOT) permits may be required; and that off-site improvement permits may be required.

Comprehensive Planning - Addressing

- No comment.

Fire Prevention Bureau

- 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.

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 #0285-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: BRENT CHILDRESS

CONTACT: CASSANDRA WORRELL, 520 SOUTH FOURTH STREET, LAS VEGAS, NV 89101