

11/16/22 BCC AGENDA SHEET

DESERT 215 NISSAN
(TITLE 30)

RAFAEL RIVERA WY/WARBONNET WY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-22-500191-215 PROPERTY, LLC:

TENTATIVE MAP consisting of 1 commercial lot on 19.4 acres in an M-D (Designed Manufacturing) and C-2 (General Commercial) Zone.

Generally located on the south side of Sunset Road and the west side of Warbonnet Way within Spring Valley. MN/bb/syp (For possible action)

RELATED INFORMATION:

APN:

176-04-501-012; 176-04-501-020

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 8030 Rafael Rivera Way
- Site Acreage: 19.4
- Number of Lots: 1
- Project Type: Commercial subdivision

The plans show an existing vehicle sales facility on approximately 13 acres of the overall site. The building is located on the northeastern portion of the site, with parking located within the eastern half of the site. Additional parking is located to the west of the building and the remainder of the site is undeveloped. Access to the site is from 1 driveway on Sunset Road, 1 driveway on Warbonnet Way, and 1 driveway on Rafael Rivera Way.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0069-16	Increased area for an animated sign	Approved by BCC	March 2016
WS-0856-15	Increased the height and size of 2 freestanding signs	Approved by BCC	February 2016
WS-0707-15	Comprehensive sign package for an approved vehicle sales, maintenance, and wash facility (automobile)	Approved by BCC	December 2015

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0144-15	Vehicle sales, maintenance, and wash facility (automobile)	Approved by BCC	April 2015
UC-0625-14	Vehicle sales and maintenance facility on the south half of the site and reduced the separation of a vehicle maintenance facility from a residential use	Approved by BCC	August 2014
NZC-0126-08	Reclassified the north half of the site from M-D to R-4 zoning - expired	Approved by BCC	September 2008
ZC-1116-05	Reclassified the south half of the site to C-2 zoning for future commercial development	Approved by BCC	August 2005
ZC-1234-99	Reclassified the north half of the site to M-D zoning	Approved by BCC	December 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
South	Business Employment	C-2	CC -215 & undeveloped
East	Business Employment	R-4	Multiple family residential
West	Corridor Mixed-Use	R-4	Multiple family residential

Related Applications

Application Number	Request
VS-22-0562	A request to vacate easements 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 Statutes.

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

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 11 feet for Rafael Rivera Way;
- 30 days to coordinate with Public Works - Director's Office and to dedicate any necessary right-of-way and easements for the Beltway, Frontage Road improvement project.

Current Planning Division - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: CLAYTON NEILSEN

CONTACT: JANET DYE, LR NELSON CONSULTING ENGINEERS, 6765 W. RUSSELL ROAD, SUITE 200, LAS VEGAS, NV 89118