

12/17/24 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-24-500129-FREMONT BOULDER CROSSING, LLC:

TENTATIVE MAP consisting of 1 commercial lot on 2.86 acres in a CG (Commercial General) Zone.

Generally located on the northwest side of Sahara Avenue, between Fremont Street and Palm Street within Sunrise Manor. TS/jud/kh (For possible action)

RELATED INFORMATION:

APN:

162-01-802-004; 162-01-802-005

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3333 Fremont Street
- Site Acreage: 2.86
- Project Type: 1 commercial lot

The plans depict a 1 lot commercial subdivision on a 2.86 acre site with an existing vehicle sales building located on the north side of the site. There are 2 access points to the site from Fremont Street on the west side and 1 access point from Palm Street on the east side.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1082-00	Reclassified several parcels from C-3 to C-2 zoning	Approved by BCC	September 2000
DR-0188-00	Addition to an existing vehicle sales facility	Approved by PC	March 2000
ZC-0947-97	Reclassified 0.54 acres from H-2 to C-3 zoning for an automobile sales facility	Approved by BCC	August 1997
ZC-0077-92	Reclassified 2.3 acres from H-2 to C-3 zoning for a boat and automobile sales and service center. This application included a variance to allow outside boat storage and service	Approved by BCC	July 1992

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use & Business Employment	CG & IL	Motel & undeveloped
South	Corridor Mixed-Use	H-2 - approved & CG	Gas station & convenience store
East	Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac)	H-2 & CG	Financial institution, vehicle maintenance & repair, & recreational vehicle park
West	Corridor Mixed-Use	CG	Vehicle maintenance & repair

Related Applications

Application Number	Request
DR-24-0596	A design review for a restaurant with drive-thru is a companion item on this agenda.
VS-24-0597	A vacation and abandonment for a right-of-way is a companion item on this agenda.

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

- Drainage study and compliance;
- Traffic study and compliance;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

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 #0158-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:**APPROVALS:****PROTESTS:****APPLICANT:** ACG DESIGN**CONTACT:** ACG DESIGN, 4310 CAMERON STREET, SUITE 12-A, LAS VEGAS, NV 89103