

10/01/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-24-500089-LV SMOB, LLC:**

**TENTATIVE MAP** for a 1 lot commercial subdivision on 1.77 acres in a CG (Commercial General) Zone.

Generally located on the west side of Buffalo Drive and the north side of Laredo Street within Spring Valley. JJ/rp/ng (For possible action)

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RELATED INFORMATION:

**APN:**

163-09-502-014

**LAND USE PLAN:**

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Acreage: 1.77
- Project Type: Commercial map
- Number of Lots/Units: 1

The plan depicts 1 commercial lot. The site will be accessed by 1 commercial driveway, measuring 32 feet in width, located on Buffalo Drive.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-24-0076	Vacated and abandoned patent easements and a 5 foot wide portion of Laredo Street for a detached sidewalk	Approved by BCC	May 2024
WS-24-0075	Alternative driveway geometrics and design review for an office and retail complex	Approved by BCC	May 2024
ZC-1048-08	Reclassified 2 acres to C-1 zoning with a design review for a grocery store	Approved by BCC	December 2008
ZC-1081-07	Reclassified 2 acres to C-1 zoning, waiver for access to a local residential street, and design review for a grocery store	Denied by BCC	December 2007

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Neighborhood Commercial	CG	Commercial
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	Corridor Mixed-Use	CG & CP	Offices & commercial
West	Neighborhood Commercial	CG & CP	Offices & commercial

### **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**

- Comply with approved drainage study PW24-13893;
- Comply with approved traffic study PW24-13960;
- Full off-site improvements for Laredo Street.
- Applicant is advised that the installation of detached sidewalks will require dedication to back-of-curb, vacation of excess right-of-way, and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

#### **Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet; and that permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

**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 #0371-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Spring Valley - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** LV SMOB, LLC

**CONTACT:** JULIA IZZOLO, ZENITH ENGINEERING, 1980 FESTIVAL PLAZA DRIVE, SUITE 450, LAS VEGAS, NV 89135