

08/07/24 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-24-500057-WESTERN IRA FUNDING LTD RTMT PL:**

**TENTATIVE MAP** for a 1 lot commercial subdivision on 2.41 acres in a CG (General Commercial) Zone.

Generally located on the south side of Roy Horn Way and the east side of Gagnier Boulevard within Spring Valley. MN/sd/syp (For possible action)

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RELATED INFORMATION:

**APN:**

176-04-201-006

**LAND USE PLAN:**

SPRING VALLEY - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 2.41
- Project Type: Commercial subdivision
- Number of Lots/Units: 1

The plans submitted depict a 1 lot commercial subdivision for APN 176-04-201-006. The applicant is requesting to map this parcel into a 1 lot commercial subdivision for development.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-19-0253	Vacated and abandoned easements and right-of-way	Approved by BCC	May 2019
ADR-0048-15	Converted the east face of an existing off-premises advertising sign to a digital sign on parcel 176-04-201-015	Approved by ZA	February 2015
ADR-0772-13	Converted the east face of an existing off-premises advertising sign to a digital sign	Approved by ZA	October 2013
ADR-0359-13	Converted the west face of an existing off-premises advertising sign to a digital sign on APN 176-04-201-006	Approved by ZA	June 2013
UC-1200-02	Off-premises advertising sign on APN 176-04-201-006	Denied by BCC	February 2003

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-1202-02	Off-premises advertising sign on APN 176-04-201-004	Denied by BCC	February 2003
ZC-1083-02	Reclassified APN 176-04-201-015 to C-2 zoning with a use permit for an off-premises advertising sign	Approved by BCC	September 2002
ZC-1108-02	Reclassified APN 176-04-201-006 to C-2 zoning	Approved by BCC	September 2002
ZC-1065-02	Reclassified APN 176-04-201-004 to C-2 zoning	Approved by BCC	September 2002

### Surrounding Land Use\*

	Planned Land Use Category	Zoning District	Existing Land Use
North**	Corridor Mixed-Use	CG	Office/retail complex & undeveloped
South	Business Employment	RS20	Undeveloped
East	Business Employment	IP	Office complex
West	Business Employment	CG	Undeveloped

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

\*\*CC 215 is adjacent to the north side of the site.

### Related Applications

Application Number	Request
SC-24-0261	Street name change for Gagnier Boulevard is a companion item on this agenda.
WS-24-0259	Waiver of development standards and design reviews for a hotel is a companion item on this agenda.
VS-24-0260	Vacation and abandonment of easements and 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;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Gagnier Boulevard and associated spandrel;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Beltway Frontage Road improvement project.
- Applicant is advised that the installation of detached sidewalks will require dedication to the back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

### **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 #0276-2024 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:** ED GARCIA

**CONTACT:** ED GARCIA, ED GARCIA PLLC, 11700 W. CHARLESTION BLVD #170-595, LAS VEGAS, NV 89135