

10/03/23 PC AGENDA SHEET

JONES SUNSET
(TITLE 30)

JONES BLVD/TECO AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-23-500117-JONES SUNSET, LLC:

TENTATIVE MAP for a 1 lot commercial subdivision on 6.0 acres in a C-2 (General Commercial) (AE-60) Zone and a C-1 (Local Business) (AE-60) Zone.

Generally located on the east side of Jones Boulevard and the south side of Teco Avenue within Spring Valley. MN/rp/syp (For possible action)

RELATED INFORMATION:

APN:

163-36-401-013 through 163-36-401-015

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE & NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 6440 S Jones Boulevard
- Site Acreage: 6
- Number of Lots: 1
- Project Type: Commercial subdivision

The plan depicts a 1 lot commercial subdivision on a 6 acre site which was previously approved for a self-storage. Access to the site is from 1 driveway on Jones Boulevard to the east.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-23-0402	Reclassified the eastern 2.5 acres from R-E to C-1 zoning with a use permit for off-highway, recreational vehicle, and watercraft storage in conjunction with a mini-warehouse	Approved by BCC	August 2023
VS-22-0643	Vacated and abandoned easement between Jones Boulevard and Westwind Road, and between Teco Avenue and Sunset Road, and a portion of a right-of-way being Jones Boulevard located between Teco Avenue and Sunset Road	Approved by PC	January 2023

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-20-0600	Reclassified the eastern 2.5 acres from R-E to C-2 zoning with a use permit for off-highway, recreational vehicle, and watercraft storage in conjunction with a mini-warehouse – expunged by ZC-23-0402	Approved by BCC	March 2021
UC-20-0461	Mini-warehouse and off-highway, recreational vehicle, and watercraft storage	Approved by BCC	December 2020
ZC-17-1113	Reclassified the western 5 acres of the site from R-E to C-2 zoning with a wavier to allow access to a local street and modified street standards	Approved by BCC	February 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use & Ranch Estate Residential (up to 2 du/ac)	M-D & R-E	Undeveloped & Single family residential
South	Corridor Mixed-Use & Neighborhood Commercial	C-2 & C-P	Convenience store & undeveloped
East	Neighborhood Commercial	C-P	Medical office
West	Business Employment	M-D	Distribution center

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

- No comment.

Comprehensive Planning - Addressing

- 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 #0381-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SANDRO VERAS

CONTACT: JASON DINEEN, HORROCKS, 1401 N. GREEN VALLEY PARKWAY,
SUITE 160, HENDERSON, NV 89074