

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-24-500046-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO III, LLC (LEASE):

TENTATIVE MAP for a 1 lot industrial subdivision on 13.54 acres in an IP (Industrial Park) Zone.

Generally located on the south side of Badura Avenue and the west side of Rainbow Boulevard within Spring Valley. MN/bb/ng (For possible action)

RELATED INFORMATION:

APN:

176-03-703-005

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 13.54
- Project Type: Industrial subdivision
- Number of Lots: 1

The plans depict a 1 lot industrial subdivision on a 13.54 acre undeveloped property. Access to the site will be from Badura Avenue, Arby Avenue, and Rainbow Boulevard.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0218-06	Comprehensive sign plan in conjunction with an industrial complex	Approved by BCC	April 2006
ZC-0888-05	Reclassified from R-E to C-2 zoning for a future commercial development	Approved by BCC	July 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Business Employment	CG	Shopping center
South & West	Business Employment	CG & IP	Warehouses & commercial retail

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

Related Applications

Application Number	Request
WS-24-0194	Waiver of development standards for alternative driveway geometrics with a design review for an office/warehouse complex is a companion item on this agenda.
VS-24-0189	A request to vacate and abandon easements of interest to Clark County is a companion on this agenda.
ZC-24-0187	Zone change to reclassify 13.54 acres from a CG (Commercial General) to an IP (Industrial Park) Zone 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;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Rainbow Boulevard improvement project;

- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- The installation of detached sidewalks will require the vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or the execution of 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 #0231-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MAJESTIC EJM ARROYO III, LLC

CONTACT: JOHN VORNSAND, 62 SWAN CIRCLE, HENDERSON, NV 89074