

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-24-500165-SANDBAGGERS, LLC:

TENTATIVE MAP consisting of 1 commercial lot on 4.52 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the north side of Rafael Rivera Way and the east side of Montessori Street (alignment) within Spring Valley. MN/hw/kh (For possible action)

RELATED INFORMATION:

APN:

176-03-502-001; 176-03-502-003

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 7090 Rafael Rivera Way
- Site Acreage: 4.52
- Project Type: Commercial Subdivision
- Number of Lots: 1

Project Description

The plan depicts a 1 lot commercial subdivision. The map shows the site is currently undeveloped. Access to the site will be provided by commercial driveways along Rafael Rivera Way and Wagon Trail Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0421-16	Vacated and abandoned patent easements and a 30 foot wide, 576 foot long portion of Montessori Street - recorded	Approved by PC	August 2016
VS-0610-05	Vacated and abandoned patent easements - expired	Approved by PC	June 2005
ZC-1490-04	Reclassified the site from R-E to M-D zoning for a truck maintenance, repair, rental, and sales facility - expired except for zoning	Approved by BCC	December 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-60)	Undeveloped
South	Business Employment	CG (AE-60)	Shopping center
East	Business Employment	IP & RS20 (AE-60)	Undeveloped
West	Business Employment	RM50 & CG (AE-60)	Multi-family residential & office building

*The CC 215 right-of-way is directly south of the subject site.

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

Related Applications

Application Number	Request
UC-24-0760	A use permit for vehicle sales, repair, and maintenance facility with an accessory outdoor storage area is a companion item on this agenda.
VS-24-0761	A vacation and abandonment of easements and portions of rights-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, and the proposed location, size, and design of the lot is consistent with the accompanying design review. For these reasons, staff can support this request.

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 a portion of Rafael Rivera Way;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Beltway - CC 215, Frontage Road, Decatur Boulevard to Sunset Road (Phase 2) improvement project;
- 90 days to record said separate document for the Beltway - CC 215, Frontage Road, Decatur Boulevard to Sunset Road (Phase 2) improvement project;
- 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.

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 #0289-2024 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: PAUL LARSEN

CONTACT: BLACK & WADHAMS, C/O BLACK & WADHAMS, 10777 W. TWAIN AVENUE, SUITE 300, LAS VEGAS, NV 89135