

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-26-500027-I I5 MOUNTAIN, LLC:

TENTATIVE MAP consisting of 1 industrial lot on 55.10 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located south of Serene Avenue and east of Decatur Boulevard within Enterprise. JJ/r/r/kh (For possible action)

RELATED INFORMATION:

APN:

177-19-301-005; 177-19-302-005; 177-19-302-007; 177-19-302-013; 177-19-305-002; 177-19-306-002; 177-19-306-003; 177-19-402-002; 177-19-402-003; 177-19-402-006

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 9380 Decatur Boulevard (portion), 4620 W. Richmar Avenue (portion), 4740 W. Meranto Avenue (portion)
- Site Acreage: 55.1
- Project Type: Industrial subdivision for a data center with public utility structures
- Number of Lots: 1

Project Description

The plans depict a 1 lot industrial subdivision consisting of 55.10 acres. Access to the subdivision will be granted via commercial driveways located along Decatur Boulevard, Serene Avenue, Richmar Avenue, and Gary Avenue.

Prior Land Use Requests (except for APN-177-19-306-003)

Application Number	Request	Action	Date
ZC-23-0571	Zone change from R-E to M-D, waivers, and design review for office/warehouses and distribution center	Approved by BCC	November 2023
VS-23-0572	Vacation and abandonment of easements and right-of-way	Approved by BCC	November 2023
TM-23-500121	Tentative map approved for a 1 industrial lot	Approved by BCC	November 2023
WS-0263-10	Waiver of development standards of deed restrictions	Approved by PC	August 2010

Prior Land Use Requests (except for APN-177-19-306-003)

Application Number	Request	Action	Date
WS-0455-09	Waiver of development standards for overlength cul-de-sacs for Richmar Avenue and Gary Avenue	Approved by PC	September 2009
VS-0342-09	Vacation and abandonment for a portion of right-of-way being Cameron Street	Approved by PC	July 2009

Prior Land Use Requests (APN 177-19-306-003 only)

Application Number	Request	Action	Date
UC-1879-05 (ET-0030-08)	First extension of time of a use permit to commence an accessory structure	Approved by BCC	March 2008
UC-1879-05	Use permit to allow an accessory structure	Approved by BCC	February 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment, Neighborhood Commercial & Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP & AE-60)	Single-family residential & undeveloped
South	Business Employment	RS20 & IP (AE-60)	Single-family residential, warehouse, & undeveloped
East	Business Employment & Public Use	IP, PF & RS20 (AE-60)	Nevada National Guard Readiness Center & undeveloped
West	Neighborhood Commercial	RS2, CG & RS20	Single-family residential & undeveloped

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

Related Applications

Application Number	Request
ZC-26-0103	A zone change from R2S0 to IP for APNs 177-19-306-003 & 177-19-402-003 is a companion item on this agenda.
VS-26-0104	A vacation and abandonment of easements and rights-of-way is a companion item on this agenda.
UC-26-0105	A use permit, waivers of development standards, and design reviews for a data center with public utility structures is a companion item on this agenda.
WC-26-400012 (ZC-23-0571)	Waiver of conditions of a zone change 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

- Expunge TM-23-500121.
- 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;
- Full off-site improvements;
- Full off-site improvements for Serene Avenue and Gary Avenue shall be required with future development as determined by Public Works - Development Review Division;
- Right-of-way dedication to include 25 feet to the back of curb for Richmar Avenue;
- Execute a Restrictive Covenant Agreement (deed restrictions) for Serene Avenue and Gary Avenue;
- 30 days to coordinate with Public Works - Construction Management Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Decatur Boulevard improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- 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;

- Applicant shall dedicate and construct a combination right-turn lane and bus turn-out on northbound Decatur Boulevard per CCUSD No. 234.2 and 234.4, with a 5 foot x 25 foot concrete shelter pad behind sidewalk, approximately 50 feet to 300 feet north of Richmar Avenue.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Applicant is advised fire access drive aisle must be 24'; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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 #0156-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: DECATUR-SILVERADO INDUSTRIAL, LLC

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE, SUITE 100, LAS VEGAS, NV 89118