

07/02/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-24-500054-SILVER MEADOW PROPERTIES, LLC:

TENTATIVE MAP for a 1 lot commercial subdivision on 3.41 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the west side of Buffalo Drive and the south side of Sunset Road within Spring Valley. MN/nai/syp (For possible action)

RELATED INFORMATION:

APN:

176-04-501-009

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Acreage: 3.41
- Project Type: Commercial subdivision
- Number of Lots: 1

The plans depict a 1 lot commercial subdivision on a 3.41 acre site. The site is currently vacant. Access to the site is from 1 driveway on Buffalo Drive and 1 driveway on Sunset Road.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-22-0231	Zone change from R-E and R-E (AE-60) zoning to C-2 and C-2 (AE-60) zoning with a waiver for landscaping and for Uniform Standard Drawing 222.1, and design review for a convenience store with gasoline sales, vehicle wash, and an office building	Approved by BCC	August 2022
VS-22-0232	Vacation and abandonment of patent easements and right-of way	Approved by BCC	August 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	IP (AE-60)	Office complex
South	Business Employment	RS20 (AE-60)	Undeveloped
West & East	Business Employment	CG (AE-60)	Office complex

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

- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including 5 foot by 25 foot, passenger loading/shelter areas in accordance with RTC standards.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SILVER MEADOW PROPERTIES, LLC

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