

10/04/23 BCC AGENDA SHEET

LAMB BLVD & CARTIER AVE
(TITLE 30)

LAMB BLVD/CARTIER AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-23-500108-CPT 2644 N. LAMB BLVD., LLC:

TENTATIVE MAP consisting of 1 industrial lot on 18.4 acres in an M-D (Designed Manufacturing) (AE-70) Zone.

Generally located on the east side of Lamb Boulevard and the north side of Cartier Avenue within Sunrise Manor. MK/md/syp (For possible action)

RELATED INFORMATION:

APN:

140-17-301-003; 140-17-301-004; 140-17-302-004

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2644 N. Lamb Boulevard & 4370 to 4390 E. Cartier Avenue
- Site Acreage: 18.4
- Number of Lots: 1
- Project Type: Distribution center

The plans depict a 1 lot industrial subdivision consisting of 18.4 acres located at the northeast corner of Lamb Boulevard and Cartier Avenue. Access to the project site will be granted via 2 commercial driveways along Cartier Avenue, 1 driveway adjacent to Lamb Boulevard, and 1 driveway along Abels Lane. A 15 foot wide landscape area, including a 5 foot wide detached sidewalk, is provided along Lamb Boulevard, Cartier Avenue, and Abels Lane.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0342-07 (ET-0130-09)	First extension of time to vacate a portion of right-of-way being Lamb Boulevard - expired	Approved by PC	July 2009
DR-0325-07 (ET-0109-09)	First extension of time to commence an office/warehouse complex - expired	Approved by PC	June 2009
TM-0035-09	1 lot industrial subdivision - expired	Approved by PC	May 2009

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0342-07	Vacated a portion of right-of-way being Lamb Boulevard - expired	Approved by PC	May 2007
DR-0325-07	Office/warehouse complex - expired	Approved by PC	May 2007
TM-0061-07	1 lot industrial subdivision - expired	Approved by PC	April 2007
UC-0275-03	Commercial complex - expired	Approved by PC	March 2003
VS-1131-97	Vacated and abandoned a portion of right-of-way being Pariva Street - recorded	Approved by BCC	August 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Business Employment	M-D	Warehouse
South	Business Employment	M-D	Undeveloped
East	Business Employment	M-1	Industrial buildings

Related Applications

Application Number	Request
WS-23-0515	A request for waivers of development standards to increase building height, access to local streets, and modified driveway design standards in conjunction with design reviews for a distribution center and increase finished grade is a companion item on this agenda.
VS-23-0516	A vacation and abandonment for rights-of-way being Lamb Boulevard, Cartier Avenue, and Abels Lane is a companion item on this agenda.

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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas on Lamb Boulevard, in accordance with RTC standards.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that 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 or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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 #0291-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: CPT 2644 N. LAMB BOULEVARD

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135