

04/15/25 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500057-S D NORTH PARCELS, LLC:

TENTATIVE MAP consisting of a 1 lot industrial subdivision on 19.41 acres in an IP (Industrial Park) Zone in the Airport Environs (AE-60) Overlay.

Generally located on the south side of Patrick Lane, 280 feet east of Tenaya Way within Spring Valley. MN/nai/cv (For possible action)

RELATED INFORMATION:

APN:

163-34-701-033

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 19.41
- Project Type: Industrial subdivision
- Number of Lots: 1

Project Description

The proposed tentative map depicts a 1 lot industrial subdivision on 19.41 acres located on the south side of Patrick Lane. Access to the site is provided via 2 driveways along the north property line adjacent to Patrick Lane and 1 additional driveway on the southeast corner of the site adjacent to Sobb Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-23-0574	Reclassified 19.3 acres from R-E zoning to M-D zoning; waivers of development standards for reduced driveway throat depth, increased driveway width, modifications to CMA Design Overlay Districts standards; and design reviews for and office/warehouse complex and increase finished grade	Approved by BCC	November 2023
VS-23-0575	Vacated patent easements and portions of rights-of-way being Patrick Lane and Belcastro Street	Approved by BCC	November 2023

Prior Land Use Requests

Application Number	Request	Action	Date
PA-23-700027	Redesignated the land use category from Neighborhood Commercial (NC) to Business Employment (BE)	Approved by BCC	November 2023

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Open Lands	RS20 & RS3.3 (AE-60)	Single-family residential & undeveloped
South	Business Employment	IP (AE-60)	Office/warehouse complex
East	Neighborhood Commercial	CP (AE-60)	Charter school (K-6 th grade)
West	Ranch Estate Neighborhood (up to 2 du/ac) & Open Lands	RS20 (AE-60)	Single-family residential & undeveloped

This site is in the Public Facilities Needs Assessment (PFNA) area.

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

- Coordinate with Public Works - Development Review for the installation of "No U-Turn" sign;
- 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 Patrick Lane improvement project;
- 90 days to record said separate document for the Patrick Lane improvement project.

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 #0325-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SD NORTH PARCELS, LLC

CONTACT: RIETZ CONSULTING, INC., 3203 E. WARM SPRINGS RD, STE 400, LAS VEGAS, NV 89120