

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-24-500027-CMR REALTY, LLC:

TENTATIVE MAP consisting of 1 commercial lot on 7.1 acres in a CG (Commercial General) Zone.

Generally located 135 feet south of Spring Mountain Road and the west side of Procyon Street within Paradise. JJ/md/ng (For possible action)

RELATED INFORMATION:

APN:

162-17-201-003; 162-17-201-004; 162-17-201-006 through 162-17-201-010

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3525 through 3613 Procyon Street; 3588 through 3612 Valley View Boulevard
- Site Acreage: 7.1
- Project Type: Commercial complex with parking garage

The plans depict a 1 lot commercial subdivision consisting of 7.1 acres located between Valley View Boulevard and Procyon Street, 135 feet south of Spring Mountain Road. Access to the project site will be granted via a commercial driveway located at the northeast corner of the site, adjacent to Procyon Street, and a commercial driveway located along the west portion of the site, adjacent to Valley View Boulevard. Street landscape areas measuring a minimum of 10 feet in width are located behind existing 5 foot wide attached sidewalks adjacent to Procyon Street and Valley View Boulevard.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0126	Monorail	Approved by BCC	May 2023
UC-0425-15	Expansion and modifications to an existing recycling center - expired	Approved by PC	August 2015
UC-0450-14	Recycling center - expunged	Approved by PC	July 2014
UC-0386-11	Recycling center - expunged	Approved by PC	November 2011

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0447-10	Light manufacturing with outside storage of pallets - expired	Approved by PC	October 2010
UC-0546-09	Recycling center - expunged	Approved by PC	October 2009
UC-1046-07	Recycling center - expired	Approved by PC	November 2007
ZC-0437-06	Reclassified a 2.1 acre portion of the project site to U-V (Urban Village) zoning for a mixed-use development - expired	Approved by BCC	May 2006
ZC-1416-05*	Reclassified a 2.3 acre portion of the project site from a C-2 zone to H-1 zone for a hotel condominium	Approved by BCC	November 2005
WS-0841-05*	Increase building height for a hotel condominium - expired	Approved by PC	July 2005
ZC-1883-04*	Reclassified a 2.3 acre portion of the project site from a C-2 zone and M-1 zone to a C-2 zone for a hotel	Approved by BCC	December 2004
NZC-1775-04	Reclassified a 5 acre portion of the project site to U-V zoning for a mixed-use development project - expired	Approved by BCC	February 2005
DR-1902-03*	Addition to an existing office/warehouse building including a new parking lot - expired	Approved by PC	January 2004

*These applications included only APNs 162-17-201-009 & 162-17-201-011.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	IL	Cannabis cultivation & production facility
South	Entertainment Mixed-Use	IL and CR	Outside storage & vacant commercial building
East	Entertainment Mixed-Use	IL	Industrial and warehouse buildings
West	Entertainment Mixed-Use	CG, IL, & RM32	Office/warehouse & shopping center complex, multiple family development, & restaurants

Related Applications

Application Number	Request
ZC-24-0100	A zone change to reclassify the subject property from IL and CR to CG zoning is a companion item on this agenda.
WS-24-0102	A waiver of development standards to increase building height and modified driveway design standards in conjunction with a shopping center is a companion item on this agenda.

Related Applications

Application Number	Request
VS-24-0101	A request to vacate and abandon government patent easements 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.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Reconstruct any unused driveways with full off-site improvements.
- Applicant is advised that off-site improvement permits may be required.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0121-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: 3500-3675 PROCYON, LLC

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NV 89135