

01/19/22 BCC AGENDA SHEET

UNLV TECH PARK NORTHWEST QUADRANT
(TITLE 30)

DURANGO DR/PATRICK LN

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-21-500194-UNLV RESEARCH FOUNDATION:

TENTATIVE MAP consisting of 1 lot commercial subdivision on 34.9 acres in an M-D (Designed Manufacturing) Zone within the CMA Design Overlay District.

Generally located on the east side of Durango Drive and the north side of Post Road within Spring Valley. MN/bb/jo (For possible action)

RELATED INFORMATION:

APN:

163-33-301-001; 163-33-301-002; 163-33-301-007; 163-33-301-008; 163-33-301-018

LAND USE PLAN:

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 34.9
- Project Type: Expansion of UNLV Tech Park

The plans depict the commercial map is bounded on the north by Patrick Lane, the south by Post Road, the east by Jim Rogers Way, and the west by Durango Drive. The site is part of the UNLV Tech Park.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0139-10	Waivers and a design review for monument signs	Approved by BCC	May 2010
UC-0448-08 (ET-0095-10)	Public/quasi-public facility and accessory uses (offices, laboratories, pharmaceutical manufacturing, university related facilities, restaurants, retail sales and personal services)	Approved by BCC	August 2010
ZC-1715-05	Reclassified 122 acres from R-E to M-D zoning	Approved by BCC	December 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac) & Office Professional	C-P & R-2	Single family residential & commercial offices
South	Business and Design/Research Park	M-D	Undeveloped
East	Business and Design/Research Park	M-D	School
West	Residential Suburban (up to 8 du/ac)	C-2	Commercial retail

Related Applications

Application Number	Request
ZC-21-0698	A zone change to reclassify from R-E to M-D zoning for UNLV Tech Park 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

Current Planning

This request meets the tentative map requirements as outlined in Title 30. A portion of the 34.9 acre property is being rezoned from R-E to M-D zoning to comply with commercial subdivision requirements and zoning.

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:

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 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 shall be required with future development as determined by Public Works - Development Review;
- Traffic study shall be required with future development as determined by Public Works - Development Review;

- Full off-site improvements;
- Vacate any unnecessary rights-of-way and/or easements;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a bus turnout including passenger loading/shelter areas in accordance with RTC standards on Durango Drive, northeast of the intersection with Post Road.

Current Planning Division - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; to find instruction for submitting a Point of Connection (POC) request on the CCWRD's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WESTWOOD PROFESSIONAL SERVICES

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVE., STE 100, LAS VEGAS, NV 89118