

05/03/22 PC AGENDA SHEET

CHEYENNE & WALNUT
(TITLE 30)

CHEYENNE AVE/WALNUT RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-22-500052-ODYSSEY WALNUT INDUSTRIAL CENTER, LLC:

TENTATIVE MAP consisting of 1 industrial lot on 4.7 acres in an M-D (Designed Manufacturing) (AE-75 & APZ-2) Zone.

Generally located on the southwest corner of Cheyenne Avenue and Walnut Road within Sunrise Manor. WM/al/jo (For possible action)

RELATED INFORMATION:

APN:

140-18-102-004

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3813 E. Cheyenne Avenue
- Site Acreage: 4.7
- Number of Lots: 1
- Lot Size: 4.7 acres
- Project Type: Industrial subdivision

The site has frontage along Cheyenne Avenue and Walnut Road. The site was reclassified to an M-D zone to be developed as a distribution center with access from Walnut Road. The plan depicts a 1 lot industrial subdivision.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-21-0466	Reclassified the site to an M-D zoning	Approved by BCC	October 2021

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Business Employment	R-3 & C-2	Convenience store with gasoline sales & multiple family residential
South	Business Employment	R-3	Multiple family residential
East	Business Employment	M-D	Distribution center under development
West	Business Employment	C-2	Shopping Center

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.

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

- Comply with approved drainage study PW21-18205;
- Right-of-way dedication to include 54 foot property line radius on the northeast corner of the site.

Current Planning Division - 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 #0055-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ROSALINDA MEADOR-APARICIO

CONTACT: ROSALINDA MEADOR-APARICIO, TANEY ENGINEERING INC, 6030 SOUTH JONES BOULEVARD, LAS VEGAS, NV 89118