

05/17/22 PC AGENDA SHEET

TWO FIFTEEN WEST
(TITLE 30)

CIMARRON RD/RAFAEL RIVERA WY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-22-500065-TWO FIFTEEN WEST, LLC:

TENTATIVE MAP for a commercial subdivision on 2.1 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District.

Generally located on the north side of Rafael Rivera Way and the east side of Cimarron Road within Spring Valley. MN/rk/syp (For possible action)

RELATED INFORMATION:

APN:

176-04-501-023

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 8180 Rafael Rivera Way
- Site Acreage: 2.1
- Number of Lots: 1
- Project Type: Commercial subdivision

The plan depicts a 1 lot commercial subdivision on a 2.1 acre site which was previously approved for an office building. Access to the site is from Cimarron Road to the west and a driveway from a private drive to the east. Off-site improvements will be installed with the development of the office building.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-21-0453	Office building with waivers to increase height and increase sign height	Approved by BCC	October 2021
ZC-0528-07	Reclassified the subject site to C-2 zoning	Approved by BCC	June 2007
ZC-1029-96	Reclassified the northern parcels to R-3 zoning	Approved by BCC	July 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	R-4	Multiple family residential
South	Business Employment	M-D	CC 215 & undeveloped
East	Corridor Mixed-Use	R-4	Multiple family residential
West	Corridor Mixed-Use	M-D	Office complex

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

- 30 days to coordinate with Public Works - Director's Office and to dedicate any necessary right-of-way and easements for the Beltway, Frontage Road improvement project.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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 #0110-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: DAVID INMAN

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