

08/02/22 PC AGENDA SHEET

BBP WAREHOUSE 3  
(TITLE 30)

BADURA AVE/DECATUR BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-22-500124-BELTWAY BUSINESS PARK LLC & SWITCH COMM GROUP LLC-LEASE:**

**TENTATIVE MAP** consisting of 1 commercial lot on approximately 48.0 acres in an M-D (Designed Manufacturing) Zone.

Generally located on the southwest corner of Badura Avenue and Decatur Boulevard within Enterprise. MN/sd/ja (For possible action)

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RELATED INFORMATION:

**APN:**

176-01-701-028; 176-01-801-041

**LAND USE PLAN:**

ENTERPRISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 6975 and 7135 S. Decatur Boulevard
- Site Acreage: 48
- Number of Lots: 1
- Project Type: Switch data center

The map combines 2 parcels with 3 existing data storage buildings. Access is from Decatur Boulevard and Badura Avenue.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-20-0199	Waived reduced setbacks; eliminated parking lot & perimeter landscaping; architectural standards; design review for signage & accessory structures	Approved by BCC	June 2020
WS-1088-08	Increased wall height	Approved by PC	February 2009
VS-0064-08	Vacated and abandoned a right-of-way along Cappovilla Avenue and Edmond Street	Approved by PC	March 2008
WS-0906-07	Signage separation - expired	Approved by BCC	September 2007

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0681-06	Increased driveway width	Approved by PC	June 2006
ZC-1203-05	Reclassified 71.8 acres from R-E to M-1 & M-D zoning for a distribution center	Approved by BCC	September 2005
TM-013-02	Beltway Business Park 1 lot commercial subdivision	Approved by PC	February 2002
VS-1418-01	Vacated and abandoned patent easements	Approved by PC	December 2001
ZC-1214-01	Reclassified from R-E to M-D zoning	Approved by BCC	November 2001

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D	Office & office/warehouse
South	Business Employment	M-1 & R-E	Office, office/warehouse, & undeveloped
East	Business Employment	M-1 & R-E	Undeveloped
West	Business Employment	M-D	Office/warehouse

**Related Applications**

Application Number	Request
MSM-22-600054	Two lot parcel map currently in process is a related item.

**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**

- Parcel Map shall record prior to recordation of subject Tentative Map.

- 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**

- 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.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** STEPHAN ATKIN

**CONTACT:** STEPHAN ATKIN, SWITCH, 7135 S. DECATUR BLVD, LAS VEGAS, NV 89118