

03/07/23 PC AGENDA SHEET

LIFE TIME - LAS VEGAS  
(TITLE 30)

SUNSET RD/DURANGO DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-22-500233-LTF REAL ESTATE COMPANY, INC.:**

**TENTATIVE MAP** consisting of a 1 lot commercial subdivision on 15.2 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District.

Generally located on the southeast corner of Sunset Road and Durango Drive within Spring Valley. MN/al/syp (For possible action)

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RELATED INFORMATION:

**APN:**

176-04-101-025; 176-04-101-026

**LAND USE PLAN:**

SPRING VALLEY - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 8555 W. Sunset Road
- Site Acreage: 15.2
- Number of Lots: 1
- Minimum/Maximum Lot Size: 15.2 (acres)
- Project Type: 1 lot commercial subdivision

The site has been approved for a health club with accessory commercial uses. The plans depict a 1 lot commercial subdivision on 15.2 acres. Access to the site is provided by driveways on Durango Drive to the west, Sunset Road to the north, and Butler Street and Pitching Avenue to the east.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ET-22-400122 (ZC-19-0892)	Second extension of time for a health club	Approved by BCC	January 2023
ET-22-400114 (VS-20-0075)	First extension of time to vacate and abandon a portion of right-of-way	Approved by BCC	December 2022
ET-21-400184 (VS-19-0817)	First extension of time to vacate and abandon easements	Approved by PC	February 2022

### Prior Land Use Requests

Application Number	Request	Action	Date
ADET-21-900797 (ZC-19-0892)	First extension of time for a health club	Approved by ZA	December 2021
VS-20-0075	Vacated and abandoned a portion of right-of-way	Approved by ZA	March 2020
ZC-19-0892	Reclassified to C-2 zoning with a design review and waivers for a health club with accessory commercial uses	Approved by BCC	December 2019
VS-19-0817	Vacated and abandoned easements - recorded	Approved by PC	December 2019

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Convenience store, gasoline station, & office buildings
South	Corridor Mixed-Use	R-E	CC 215
East	Corridor Mixed-Use	C-1 & C-2	Office buildings
West	Entertainment Mixed-Use	C-2	Large scale retail business (IKEA)

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

### 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 - Design Division and to dedicate any necessary right-of-way and easements for the Beltway Frontage improvement project.

**Current Planning Division - Addressing**

- No comment.

**Fire Prevention Bureau**

- 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 #0411-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** TRAVER JONES

**CONTACT:** TRAVER JONES, 7740 N. 16TH STREET, SUITE 300, PHOENIX, AZ 85016