

BEEDIE PIONEER SUNSET
(TITLE 30)

SUNSET RD/PIONEER WY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-23-500020-BEEDIE NV PROPERTY, LLC:

TENTATIVE MAP for an industrial subdivision on 6.1 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the northeast corner of Sunset Road and Pioneer Way (alignment) within Spring Valley. MN/gc/syp (For possible action)

RELATED INFORMATION:

APN:
163-34-401-016 & 022; 163-34-411-014

LAND USE PLAN:
SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 6.1
- Number of Lots: 1
- Project Type: Industrial subdivision

The plans show a 1 lot industrial subdivision on a 6.1 acre site. The site has street frontage along Sunset Road to the south and Pioneer Way to the west.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1698-06	Reclassified the northern subject parcel from R-E to M-D zoning	Approved by BCC	January 2007

Surrounding Land Use

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

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

Related Applications

Application Number	Request
ZC-23-0104	A zone change to reclassify the southern 2 parcels from R-E to M-D zoning with waivers for cross access requirements, reduced throat depth, and reduced driveway departure distance; and design reviews for a distribution center, alternative parking lot landscaping, and finished grade is a companion item on this agenda.
VS-23-0105	A request to vacate and abandon a 5 foot wide portion of right-of way being Pioneer Way, government patent easements, and a streetlight and traffic control easement 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

Comprehensive 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:

Comprehensive Planning

- Obtain permission from Clark County Real Property Management to dedicate for over pavement and drainage ditch on Department of Aviation parcel 163-34-401-015.
- 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 and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;

- Full off-site improvements;
- Right-of-way dedication to include 55 feet to the back of curb for Sunset Road, 25 feet to the back of curb for Pioneer Way, and associated spandrel;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Sunset Road improvement project;
- Coordinate with Public Works - Development Review for the median configuration on Sunset Road.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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 #0008-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: BEEDIE NV PROPERTY, LLC

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