

05/16/23 PC AGENDA SHEET

BADURA WAREHOUSE
(TITLE 30)

BADURA AVE/PIONEER WAY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-23-500042-BADURA ARBY 008, LLC:

TENTATIVE MAP consisting of 1 commercial lot on 4.2 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the south side of Badura Avenue and the west side of Pioneer Way within Spring Valley. MN/md/syp (For possible action)

RELATED INFORMATION:

APN:

176-03-302-008

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 7610 W. Arby Avenue
- Site Acreage: 4.2
- Number of Lots: 1
- Project Type: Office/warehouse

The plans depict a 1 lot commercial subdivision consisting of 4.2 acres for an office/warehouse complex that is currently under construction. Access to the site is granted via commercial driveways located adjacent to Arby Avenue, Badura Avenue, and Pioneer Way. A 5 foot wide detached sidewalk is provided along Badura Avenue, while 5 foot wide attached sidewalks are located adjacent to Pioneer Way and Arby Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400045 (ZC-18-0348)	First extension of time to commence an office/warehouse complex - development commenced	Approved by BCC	May 2021
VS-20-0583	Vacated and abandoned easements - recorded	Approved by PC	February 2021

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0348	Reclassified 5 acres from R-E to M-D zoning, with waivers for reduced setbacks and to allow modified driveway design standards, and design reviews for an office/warehouse complex and lighting	Approved by BCC	December 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Business Employment	C-2	Undeveloped
West	Business Employment	M-D	Undeveloped

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

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

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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

- 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 #0167-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Clark County Real Property Management

- The developer to provide a detail on the tentative map for the west boundary and coordinate with the lessee of the adjacent parcel if there will be a wall placed along the property line or any other improvements.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BADURA ARBY 008, LLC

CONTACT: BAUGHMAN & TURNER, INC., 1210 HINSON ST., LAS VEGAS, NV 89102