

05/17/23 BCC AGENDA SHEET

SWITCH NAP 17 & 18
(TITLE 30)

JONES BLVD/MAULE AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-23-500035-NV LAS DEC, LLC:

TENTATIVE MAP consisting of 1 industrial lot and common lots on 30.0 acres in an M-D (Designed Manufacturing) (AE-60) Zone and an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District.

Generally located on the west side of Jones Boulevard and the north side of Maule Avenue within Enterprise. MN/md/syp (For possible action)

RELATED INFORMATION:

APN:

176-02-601-004 through 176-02-601-007; 176-02-601-010; 176-02-601-011; 176-02-601-014 through 176-02-601-016

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

The plans depict a 1 lot industrial subdivision consisting of 30 acres. Access to the project site will be granted via commercial driveways located along Roy Horn Way and Maule Avenue. A 15 foot wide landscape area with a 5 foot wide detached sidewalk is located along Maule Avenue and Roy Horn Way. A 15 foot wide landscape area is located along the remaining north and east portions of the project site.

BACKGROUND:

Project Description

General Summary

- Site Address: 6330 W. Maule Avenue
- Site Acreage: 30
- Project Type: Data center with electrical substation

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0459	Electric substation, transmission lines, increase the height of utility structures, and eliminate trash enclosure; waivers for off-site improvements and modified driveway design standards; and a design review to increase finished grade	Approved by BCC	January 2023

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0877	Reclassified the site to M-D zoning for a data center with a use permit for a communication tower; waivers for exterior accent color, horizontal rooflines, increase wall height; monotonous block walls; ground mounted lighting; alternative street landscaping, parking lot landscaping, alternative trash enclosures, signage; and a design review to increase finished grade	Approved by BCC	January 2020
VS-19-0878	Vacated and abandoned easements and right-of-way - expired	Approved by BCC	January 2020
TM-19-500232	1 lot commercial subdivision	Approved by BCC	January 2020
TM-0069-08	Commercial subdivision - expired	Approved by PC	May 2008
VS-0239-08	Vacated and abandoned portions of Pama Lane, Bronco Street, and Maule Avenue, and patent easements throughout the subject site - expired	Approved by PC	April 2008
TM-0266-05	Commercial subdivision - expired	Approved by PC	June 2005
DR-0488-04	Vehicle sales facility - expired	Approved by PC	May 2004
ZC-1730-02	Reclassified the site from C-2 to M-D zoning - expired	Approved by BCC	January 2003
ZC-0475-99	Reclassified the site from R-E to C-2 zoning	Approved by BCC	May 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	C-2 & M-D	CC 215, office/warehouse development, and undeveloped
South	Business Employment	R-E, M-D, & M-1	Vehicle repair facility, vehicle sales facility, and office/warehouse developments
East	Business Employment	M-D	Data center
West	Business Employment	C-2	Vehicle sales facilities with accessory uses

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

Related Applications

Application Number	Request
ZC-23-0151	A request to reclassify a 1.3 acre portion of the site to M-D zoning with use permits; waivers of development standards; and design reviews for a data center, an electrical substation, and signs is a companion item on this agenda.
VS-23-0152	A request to vacate and abandon patent easements and right-of-way 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

- Expunge TM-19-500232.
- 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

- Comply with approved drainage study PW21-16085;
- 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 25 feet to the back of curb for Maule Avenue;
- 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.

- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, and the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and 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.

Comprehensive Planning - 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 #0016-2021 to obtain your POC exhibit; that flow contributions exceeding CCWRD estimates may require another POC analysis; that POC is contingent upon completion of CCWRD (#19105); and to see by others note in POC #0016-2021 for CCWRD (#19105) for plans submittal to CCWRD.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: STEPHAN ATKIN

CONTACT: STEPHAN ATKIN, SWITCH, 5725 W. BADURA AVE., SUITE 100, LAS VEGAS, NV 89118