

07/02/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-24-500054-SILVER MEADOW PROPERTIES, LLC:

TENTATIVE MAP for a 1 lot commercial subdivision on 3.41 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the west side of Buffalo Drive and the south side of Sunset Road within Spring Valley. MN/nai/syp (For possible action)

RELATED INFORMATION:

APN:

176-04-501-009

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Acreage: 3.41
- Project Type: Commercial subdivision
- Number of Lots: 1

The plans depict a 1 lot commercial subdivision on a 3.41 acre site. The site is currently vacant. Access to the site is from 1 driveway on Buffalo Drive and 1 driveway on Sunset Road.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-22-0231	Zone change from R-E and R-E (AE-60) zoning to C-2 and C-2 (AE-60) zoning with a waiver for landscaping and for Uniform Standard Drawing 222.1, and design review for a convenience store with gasoline sales, vehicle wash, and an office building	Approved by BCC	August 2022
VS-22-0232	Vacation and abandonment of patent easements and right-of way	Approved by BCC	August 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	IP (AE-60)	Office complex
South	Business Employment	RS20 (AE-60)	Undeveloped
West & East	Business Employment	CG (AE-60)	Office complex

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

This request meets the tentative map requirements and standards for approval 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, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including 5 foot by 25 foot, passenger loading/shelter areas in accordance with RTC standards.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SILVER MEADOW PROPERTIES, LLC

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