10/07/26 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-26-500119-KHADIVI NOOSHIN TRUST & SEPEHRI NILOOFAR K TRUST:

TENTATIVE MAP consisting of 1 commercial lot on 2.61 acres in a CN (Commercial Neighborhood) Zone.

Generally located west of Fort Apache Road and north of Post Road within Spring Valley. JJ/mh/kh (For possible action)

RELATED INFORMATION:

APN:
163-31-702-015

LAND USE PLAN:
SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 2.61
- Project Type: Office development
- Number of Lots/Units: 1

Project Description
The plan depicts a proposed 1 lot commercial subdivision located on the west side of Fort Apache Road. The site is currently undeveloped and access to the site will be provided via a commercial driveway from Fort Apache Road. Detached sidewalks are also proposed along Fort Apache Road. The proposed tentative map will facilitate the proposed office development on the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-400164-09 (ZC-0315-03)	Second extension of time for a zone change from R-E to C-1 for a shopping center - expired	Approved by BCC	July 2009
ET-400134-06 (ZC-0315-03)	First extension of time for a zone change from R-E to C-1 for a shopping center - expired	Approved by BCC	August 2006
ZC-0315-03	Zone change from R-E to C-1 for a shopping center - expired	Approved by BCC	May 2003
UC-0503-01	Use permits for a place of worship, daycare, school, and increased structure height - expired	Approved by PC	June 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Shopping center
South	Neighborhood Commercial	CN	Flood channel & daycare
East	Neighborhood Commercial & Business Employment	RS20 & CP	Flood channel & undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

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

Related Applications

Application Number	Request
ZC-26-0515	A zone change from RS20 to CN is a companion item on this agenda.
WS-26-0516	A waiver of development standards and design review for an office development is a companion item on this agenda.
VS-26-0517	A vacation and abandonment of patent easements and a portion of right-of-way is a companion item on this agenda.

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. The proposed map will also facilitate the development of the site. Therefore, staff can support this request.

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Coordinate with Public Works - Development Review Division regarding the purchase of the vacated right-of-way;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- The street suffixes shall be spelt out.

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 #0082-2027 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: FIRST FEDERAL REALTY
CONTACT: NANCY AMUNDSEN, BROWN, BROWN, & PREMSRIRUT, 520 S. 4TH STREET, LAS VEGAS, NV 89101