

06/02/21 BCC AGENDA SHEET

DEAN MARTIN BUSINESS CENTER
(TITLE 30)

DEAN MARTIN DR/ROBINDALE RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-21-500026-2567 E. WASHBURN RD., LLC:

TENTATIVE MAP consisting of a 1 lot commercial subdivision on 12.6 acres in an M-D (Designed Manufacturing) (AE-60 & AE-65) Zone.

Generally located on the west side of Dean Martin Drive and the north side of Robindale Road within Enterprise. MN/jt/jd (For possible action)

RELATED INFORMATION:

APN:

177-08-206-002; 177-08-206-003; 177-08-207-001; 177-08-207-003

LAND USE PLAN:

ENTERPRISE - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 12.6
- Number of Lots: 1
- Project Type: Office/warehouse

The plans depict a 1 lot commercial tentative map. Access to the site is provided by a driveway on Dean Martin Drive along the east side and 2 driveways from Robindale Road along the south side. Polaris Avenue will terminate in a cul-de-sac on the north side of the site; however, no access is provided from Polaris Avenue. Detached sidewalks are shown along Robindale Road and Dean Martin Drive.

Prior Land Use Requests

Application Number	Request	Action	Date
LUP-20-700013	Request to change the Land Use Plan from Office Professional to Business and Design/Research Park - Enterprise Town Advisory Board recommended denial - process canceled	N/A	N/A
VS-19-0458	Request to vacate and abandon patent easements and rights-of-way - expired	N/A	N/A

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0457	Reclassified the eastern parcel to C-P zoning for an office building	Approved by BCC	August 2019
ZC-0659-03	Reclassified the western parcels and adjacent parcels to the north to C-P zoning for an office complex	Approved by BCC	August 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional & Public Facilities	C-P, R-E, & P-F	Undeveloped & fire station
South	Rural Neighborhood Preservation (up to 2 du/ac), Public Facilities, & Office Professional	R-E (RNP-I), R-E, & P-F	Single family residential & undeveloped
East	Office Professional & Business Design Research Park	C-P & M-D	Office complex & office/warehouse complex
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

Related Applications

Application Number	Request
NZC-21-0101	A request to reclassify the site to M-D zoning for an office/warehouse complex is a companion item on this agenda.
VS-21-0102	A vacation and abandonment of easements and rights-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**Current Planning**

This request meets the tentative map requirements as outlined in Title 30.

Staff Recommendation

Approval. This item has been forwarded to the Board of County Commissioners meeting for final action.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, and/or the Nevada Revised Statutes.

PLANNING COMMISSION ACTION: May 4, 2021 – APPROVED – Vote: Aye: Stone, Waltho, Nguyen, Frasier, Kilarski, Castello Nay: Kirk

Current Planning

- 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 35 feet to the back of curb for Robindale Road, 35 feet to the back of curb for Dean Martin Drive, a County approved turnaround for Polaris Avenue, and associated spandrel;
- Coordinate with Public Works - Design Division for the Blue Diamond Wash improvement project;
- Dedicate any right-of-way and easements necessary for the Blue Diamond Wash improvement project.
- Applicant is advised that 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; 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0301-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: HOWARD ICKES

CONTACT: LEBENE OHENE, 520 S. FOURTH STREET, LAS VEGAS, NV 89101