

06/16/21 BCC AGENDA SHEET

FIRST SLOAN INDUSTRIAL CENTER
(TITLE 30)

ARVILLE ST/SLOAN RD
(SLOAN)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-21-500054-FIRST SLOAN INDUSTRIAL CENTER, LLC:

TENTATIVE MAP consisting of 1 industrial lot and common lots on 9.3 acres in an M-D (Designed Manufacturing) Zone.

Generally located on the east side of Arville Street, 1,450 feet south of Sloan Road within Sloan. JJ/al/jd (For possible action)

RELATED INFORMATION:

APN:

191-19-801-001; 191-19-801-002

LAND USE PLAN:

SOUTH COUNTY (SLOAN) - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.3
- Number of Lots: 1
- Project Type: 1 lot industrial subdivision

The approved plans depict a distribution center located in the central portion of the site with parking located around the building and adjacent to the property lines. The site consists of 2 parcels that are currently divided by an unnamed right-of-way which was approved to be vacated by VS-20-0274. Access to the site is provided by 2 driveways from Arville Street located at the northwest and southwest corners of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-20-0273	Reclassified the site to M-D zoning for a distribution center	Approved by BCC	August 2020
VS-20-0274	Vacated and abandoned easements and right-of-way	Approved by BCC	August 2020

Prior Land Use Requests

Application Number	Request	Action	Date
VS-18-0500	Vacated and abandoned right-of-way	Approved by BCC	September 2018
NZC-18-0499	Reclassified the northern 5 acres to M-1 zoning for an outside storage yard - expunged	Approved by BCC	September 2018
ZC-0874-99	Reclassified the southern 4.9 acres to M-1 zoning for an office/warehouse facility - expired	Approved by BCC	August 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Business and Design/Research Park & Industrial	R-U & M-1	Undeveloped, storage yard, & I-15
West	Industrial	R-U	Undeveloped

Related Applications

Application Number	Request
DR-21-0219	A design review to increase finished grade for an approved distribution center 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.

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.

PRELIMINARY STAFF CONDITIONS:**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 Arville Street;
- Provide paved legal access;
- Applicant shall coordinate with Public Works - Development Review to apply for a Bureau of Land Management (BLM) right-of-way grant to provide access to the parcels.
- Applicant is advised that the installation of detached sidewalks will require dedication to the back of curb 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.

Current Planning Division - Addressing

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available within the vicinity of the parcel and none are planned within the next 5 years.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: FIRST SLOAN INDUSTRIAL CENTER, LLC

CONTACT: RAY FREDERICKSEN, PER4MANENCE ENGINEERING, 4525 W. HACIENDA AVE., STE L-1, LAS VEGAS, NV 89118