

07/20/21 PC AGENDA SHEET

CAIROSEL
(TITLE 30)

RUSSELL RD/DECATUR BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-20-500189-VEGAS AIRO 1, LLC:

TENTATIVE MAP for a commercial subdivision on 12.8 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the north side of Russell Road and the west side of Decatur Boulevard within Spring Valley. MN/jvm/jd (For possible action)

RELATED INFORMATION:

APN:

163-25-802-007; 163-25-802-008; 163-25-802-015; and 163-25-802-016

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 12.8
- Number of Lots/Units: 1
- Project Type: Commercial subdivision

The plan depicts a 1 lot commercial subdivision on a 12.8 acre site. Access to the site is from Russell Road and Decatur Boulevard. A 15 foot wide landscape strip with a detached sidewalk is shown along both Decatur Boulevard and Russell Road. In addition, 10 foot wide planters with trees 30 feet on center are shown along the northern and western property lines.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-19-0449	Reclassified a portion of the site from M-D to C-2 zoning for a condominium hotel with short term lodging	Approved by BCC	October 2019
ZC-2012-05	Reclassified this site to M-D and C-2 zoning for an office/warehouse development, shopping center, and office uses	Approved by BCC	February 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D	Office/warehouse development
East	Industrial	C-1	Undeveloped
South	Business and Design/Research Park & Commercial General	C-2	Undeveloped
West	Business and Design/Research Park	M-D	Undeveloped

Related Applications

Application Number	Request
VS-20-0534	A request to vacate and abandon rights-of-way and drainage easements is a companion 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.

Department of Aviation

APN 163-25-802-016 and portions of APN's 163-25-802-007 and 163-25-802-015 are located within the AE-60 zone and subject to certain deed restrictions which (1) prohibit uses incompatible with airport operations from being developed, including the hotel/condominiums presented in the related application, NZC-19-0449, (2) prohibit these parcels from being used to enhance incompatible uses on adjacent parcels, and (3) prohibit uses intended to fulfill development and/or zoning requirements for any of the hotel/condominiums that permit more than 30 days stay (landscaping, parking, etc.). Therefore, all development requirements associated with the hotel/condominiums of this project, which is located on two deed restricted parcels that may be modified, must be contained solely outside the AE-60 zone, including all density bonus benefits/requirements.

The property is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the McCarran International Airport facilities to meet future air traffic demand.

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

- Compliance with approved drainage study PW19-13602;
- Compliance with approved traffic study PW20-11700;
- Full off-site improvements;
- If required by the Regional Transportation Commission, provide a 5 foot by 50 foot bus shelter pad easement behind the sidewalk in the existing bus turnout on the north side of Russell Road just west of Decatur Boulevard.
- 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; that Clark County Public Works does not maintain meandering sidewalks; and that compliance with the Uniform Standard Drawings is required.

Current Planning Division - Addressing

- Unit numbers for a condominium hotel where the unit boundaries are recorded shall have the unit numbers assigned during the final map process.

Department of Aviation

- Compliance with most recent recorded airport-related deed restrictions for APN's 163-25-802-016, 163-25-802-007, and 163-25-802-015 and DOA conditions contained in related application NZC-19-0449;
- Applicant must contact the Clark County Department of Real Property to apply for a Deed Restriction Modification to amend existing deed restrictions for those portions of APN's 163-25-802-007 and 163-25-802-015 located outside the AE-60 zone which prohibit the hotel/condominium uses in related application, NZC-19-0449;
- Permits will not be issued and maps will not be recorded until all required fees associated with the amended deed restrictions, which would permit currently prohibited uses included in related application, NZC-19-0449, have been paid and the new CC&Rs are recorded;
- If applicant fails to pay the required deed modification fees and record the new CC&Rs, then permits for uses prohibited by existing recorded deed restrictions must not be issued and mapping of uses prohibited by existing recorded deed restrictions must not be recorded;
- Install signage along the AE-60 line that states "No Condo/Hotel Parking," add smaller text of "Violators will be ticketed and towed at owner's expense;"

- Notify each guest of the parking restrictions to ensure no condo/hotel guest park within the retail parking area;
- All direct access points between the condo/hotel building and the deed restricted parcel along the south side of the property, except for the clubhouse, shall be emergency exits only and if the project should be redesigned where a row of parking is added between the condo/hotel building and the deed restricted parcel, then this condition may be nullified;
- If the project is converted to a hotel only use (lodging not to exceed 30 consecutive calendar days), all the above conditions may be nullified.
- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; and that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998, and funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; you may find instructions for submitting a Point of Connection (POC) request on the CCWRD website; and a CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: VEGAS AIRO 1, LLC

CONTACT: THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA ST, STE 200, LAS VEGAS, NV 89119